

Consent

From: Consent
Sent: 26 December 2025 18:24
To: 'sromumbai4@mpcb.gov.in'
Subject: Submission of Post Monitoring Report for the period of April,2025- September,2025 for Proposed Rehabilitation Scheme on slum & non slum of Village Malad (S), Taluka Malad, Mumbai sub. Dist., for 'Shri Sai Shraddha by M/S Keystone Realtors Ltd.
Attachments: PMR_Shri Sai Shraddha _Apr,25-Sept,25.pdf

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

Subject: Submission of Post Monitoring Report for the period of April,2025- September,2025 for Proposed Rehabilitation Scheme on slum & non slum Plot bearing CTS No.1214/6(Pt.), & 1214/7 of Village Malad (S) for Shri Sai Shraddha SRA CHS(Prop.) and slum plot bearing CTS No.1378(pt.),1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai sub. Dist., for 'Shri Sai Shraddha- A sra chs (Prop.)' by M/S Keystone Realtors Ltd.

Reference: Clearance letter No. SIA/MH/INFRA2/402521/2022 dated 23.02.2023.
Clearance letter No. SEAC 2011/CR-110/TC-2 Dated 09.01.2015.

Dear Sir,

This is with reference to the above subject. We are submitting the half yearly, post monitoring report. We are submitting relevant documents needed as follows:

1. Data Sheet.
2. EC compliance Report.
3. Post Environment Monitoring Report.
4. Energy Conservation measures.
5. EC letter.
6. Copy of consent to Establish.
7. Copy of Newspaper Advertisement (English & Marathi).

Kindly acknowledge the receipt.

Thanking you,
Yours faithfully,

M/S. Keystone Realtors Ltd;

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



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

Branch Offices: Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane

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Attachments: PMR_Shri Sai Shraddha _Apr,25-Sept,25.pdf

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

Subject: Submission of Post Monitoring Report for the period of April,2025- September,2025 for Proposed Rehabilitation Scheme on slum & non slum Plot bearing CTS No.1214/6(Pt.), & 1214/7 of Village Malad (S) for Shri Sai Shraddha SRA CHS(Prop.) and slum plot bearing CTS No.1378(pt.),1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai sub. Dist., for 'Shri Sai Shraddha- A sra chs (Prop.)' by M/S Keystone Realtors Ltd.

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C.C. to: 1. The Secretary, Environment Department, Mantralaya, Mumbai.
2. The M.S., MPCB, Sion, Mumbai.

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Your (**Half Yearly Compliance Report**) has been **Submitted** with following details

Proposal No	SIA/MH/INFRA2/402521/2022
Compliance ID	1217101321
Compliance Number(For Tracking)	EC/COMPLIANCE/1217101321/2026
Reporting Year	2025
Reporting Period	01 Dec(01 Apr - 30 Sep)
Submission Date	19-01-2026
RO/SRO Name	Shri Senthil Kumar Sampath
RO/SRO Email	agmu156@ifs.nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur

Note:- SMS and E-Mail has been sent to Shri Senthil Kumar Sampath, MAHARASHTRA with Notification to Project Proponent.

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

Subject: **Submission of Post Monitoring Report for the period of April, 2025 – September, 2025. for Proposed Rehabilitation Scheme on slum & non slum Plot bearing CTS No.1214/6(Pt.), & 1214/7 of Village Malad (S) for Shri Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No.1378(pt.),1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai sub. Dist., for ‘Shri Sai Shraddha- A SRA CHS (Prop.)’ by M/s. Keystone Realtors Ltd.**

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Thanking you,
Yours faithfully,
M/s. Keystone Realtors Ltd;

Authorized Signatory

C.C. to: 1. The Secretary, Environment Department, Mantralaya, Mumbai.
2. The M.S., MPCB, Sion, Mumbai.

KEYSTONE REALTORS LIMITED

Registered Office: 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai-400 069.
Tel.: +91 22 6676 6888 | CIN : L45200MH1995PLC094208 | Website: www.rustomjee.com



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To,
The Director,
Ministry of Environment, Forest & 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 April 2025 – September 2025.**

Reference: **Clearance letter No. SIA/MH/INFRA2/402521/2022 dated 23.02.2023**

Dear Sir,

This has reference to the submission of Post Monitoring Report for Proposed Rehabilitation Scheme on slum & non slum Plot bearing CTS No.1214/6(Pt.), & 1214/7 of Village Malad (S) for Shri Sai Shraddha SRA CHS(Prop.) and slum plot bearing CTS No.1378(pt.),1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai sub. Dist., for 'Shri Sai Shraddha- A SRA CHS (Prop.)' by M/s. Keystone Realtors Ltd.

The present project status at site is as follows:

BLDG	Wings	Status
Composite Bldg. No.1	A	Completed
Composite Bldg. No.1	B	Completed

Thanking you,
Yours truly,
M/s. Keystone Realtors Ltd;

Authorized Signatory

KEYSTONE REALTORS LIMITED

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DATA SHEET

Developer

M/S. KEYSTONE REALTORS LIMITED

**CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.)
and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad,
Mumbai Suburban District,**

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)	Proposed Slum Rehabilitation Scheme on slum & non-slum
2.	Name of the project	“Shri Sai Shraddha- A SRA CHS (Prop.)”
3.	Clearance letter (s) / OM/ no and date:	EC File no. SIA/MH/INFRA2/402521/2022 dated 23.02.2023
4.	Location	plot bearing CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District, by M/S. KEYSTONE REALTORS LTD
a.	District (s)	Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	---
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	
b.	Address of Executive Project Engineer /Manager (with pin c ode / fax number)	

6.	Salient features	
a.	of the project	• Total Plot Area: 5217.54 sq.m • FSI Area: 16109.68 sq.m. • Non FSI Area: 13383.58 sq.m. • Total Construction Area: 29493.26 sq.m.
b.	of the environmental management plans	1. <u>Sewage Treatment Plant:</u> 2 Nos. of Sewage Treatment Plants each with total capacity of 235 KLD and 245 KLD capacity And for commercial tower 65 KLD will be provided for treating the wastewater with MBBR technology. Recycled wastewater will be used for Flushing, gardening etc. Excess treated sewage will be disposed to MCGM sewer line. 2. <u>Water Management:</u> Total 2 no. of RWH Tanks are of capacity i.e. 40 cum and 30 cum Rain Water Harvesting shall be provided to recharge the ground water table. 3. <u>Solid Waste Management:</u> Bio-degradable waste will be treated in OWC & Dry waste will be handed over to Local recyclers for recycling & dried sludge from STP will be used as manure. 4. <u>Solar energy</u> will be used for streets and landscape lighting.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	• Total Plot Area: 5217.54 sq.m • FSI Area: 16109.68 sq.m. • Non FSI Area: 13383.58 sq.m. • Total Construction Area: 29493.26 sq.m.
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 year of price reference	Total cost: 182.69 Crores														
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost – Rs. 784.03 lakhs O & M Cost – Rs. 53.2 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. 669711546/-														
f.	Actual expenditure incurred on the environmental management plans so far	<table border="1"> <thead> <tr> <th>Particulars</th><th>Till Sept.2025</th></tr> </thead> <tbody> <tr> <td>STP</td><td>42,49,290</td></tr> <tr> <td>Rainwater Harvesting</td><td>6,02,736</td></tr> <tr> <td>Solar Panel</td><td>60,67,739</td></tr> <tr> <td>OWC</td><td>5,27,394</td></tr> <tr> <td>Landscaping</td><td>16,99,175</td></tr> <tr> <td>Energy conservation system</td><td>NIL</td></tr> </tbody> </table>	Particulars	Till Sept.2025	STP	42,49,290	Rainwater Harvesting	6,02,736	Solar Panel	60,67,739	OWC	5,27,394	Landscaping	16,99,175	Energy conservation system	NIL
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Landscaping	16,99,175															
Energy conservation system	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: 284.31 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 planned)	May,2023
b.	Date of completion (Actual and/ of planned)	
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	
b.	Date of site visit for this monitoring report	22.08.2025
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	EC File no. SIA/MH/INFRA2/402521/2022 dated 23.02.2023 M/S. KEYSTONE REALTORS LTD 702, Natraj, M.V. Road, Western Express Highway, Andheri (E), Mumbai- 400069

COMPLIANCE REPORT

Developer

M/S. KEYSTONE REALTORS LIMITED

**CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS
(Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S),
Taluka Malad, Mumbai Suburban District,**

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.	The proposed plan has been approved by Slum Rehabilitation Authority. LOI received vide letter no. PS/PVT/0084/20190903/LOI dated 4.7.2022, Clubbing of LOI HW/PVT/0095/20220421 dated 12.7.2022 & the IOA received vide letter no. PS/PVT/0084/20190903/C-1 dated 19.7.2022 for the FSI area 16,109.68 sq.m.
2.	PP to obtain Following NOCs & Remarks. A)Water NOC B)Sewer Connection C) SWD NOC D) CFO NOC E) Civil Aviation F) HRS NOC G) Tree NOC	Noted. PP have received all mentioned NOC's,
3.	PP to submit undertaking that they have provided 100% RG on mother earth in proposed project as per latest order of Hon'ble NGT	PP have provided adequate RG on mother earth as per prevailing norms. Also our entire mandatory RG 270.33 sq.m is located on ground and no part thereof is located on podium as mandated by NGT order dated 13.09.2022.
4.	PP to maintain 6mtr distance between STP & Domestic water tank	In composite Building, the STP is far from the Domestic tank and in sale building, In the sales building, we have relocated the tanks in the area provided for the utility and kept a distance of at least 6 minutes between the STP and the domestic water tank.
5.	PP to submit revise layout of STP of Sale building showing 40% open to sky	PP have provided total 180 sq.m area for the STP including utility area and tanks area, out of which 80 sq.m area is provided for tanks hence we have given 32 sq.m area (40% area open to sky). Also the adequate mechanical ventilation is proposed for the sale building
6.	PP to convert 10% RG area in to Miyawaki	The total requirement of RG is 270.33 sq.m & we

	plantation & submit revise tree list including no. of trees to be planted in Miyawaki planation	have proposed 284.31 sq.m RG which is located on ground. We hereby providing 10% RG area in to Miyawaki plantation i.e 30 sq.m area. We have proposed around 120 no. of trees, subtree, canopy and shrubs in this area
7.	PP to reduce discharge of treated water up to 35%, PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water	Noted. Total water requirement for the project is 504 KLD. Treated water generated from the project will be 392 KLD. After usage of treated water in Flushing (168 KLD) and Landscaping (2 KLD), excess treated water 222 KLD will be remaining, out of which 46 KLD Excess water will be utilized for nearby Municipal playground / Road medians & 35% (i.e. 176 KLD) excess water will be discharged into municipal drain. Water balance chart is shown in the next slides. However, as the project is under construction activity & has not yet operational, a letter has been submitted to Chief Engineer (DP) MCGM for providing excess treated water to corporation to be utilized in the adjoining playground which is being handover by is to MCGM.
8.	PP to provide 40% open to sky area to STP of sale building.	PP have provided total 180 sq.m area for the STP including utility area and tanks area, out of which 80 sq.m area is provided for tanks hence we have given 32 sq.m area (40% area open to sky). Also the adequate mechanical ventilation is proposed for the sale building.
<u>SEIAA Specific Conditions -</u>		
1.	This EC is only for composite building (i.e. excluding the sale building) as PP has not obtained CFON NOC for sale building.	Condition is noted.
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.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued	Condition is noted.

	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-16109.68 m2, Non FSI- 13383.58 m2, Total BUA-29493.26 m2. (Plan approval No- P S/PVT/0084/201909303/C-I, dated 19.07.2022)	Yes, we received the EC for FSI-16109.68 m2, Non FSI- 13383.58 m2, Total BUA-29493.26 m2.

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.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
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 competent authority.	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.
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 is 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 noted.
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 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 minimum to the extent possible. 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 noted.
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.	DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas)	Condition noted.

	Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	
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.	Following care are taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the 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.	D.G. sets will be provided as back up for Residential buildings. 2 X 750 kVA capacities shall be provided for Residential buildings. DG will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
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.
General Conditions operation phase: -		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid	The solid waste generated shall be properly collected and segregated and also being stored

	waste should be disposed of to the approved sites for land filling after recovering recyclable material.	separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
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 effluent 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.	2 Nos. of Sewage Treatment Plants each with total capacity of 235 KLD and 245 KLD capacity will be provided for treating the wastewater with MBBR technology. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got 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.
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.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should	This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the

	be fully internalized and no public space should be utilized.	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”. • 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. • Width of all internal roads (m): Minimum 9.00 m. wide road. • Parking Details: ➤ Four-Wheeler Parking- 125 No's ➤ Two-Wheeler Parking- 28 No's
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.	• R.G. Area Provided: 284.31 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.
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	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: Capital Cost: Rs. 784.03 lakhs O & M Cost: Rs. 53.2 lakhs/ yr

	this department.	
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 http://ec.maharashtra.gov.in .	The advertisement is published in two local newspapers. One of which is 'The Free Press Journal', Mumbai dated 31.08.2022 & the other one is given in 'Navshakti' Dated 31.08.2022 respectively. Also, the advertisement is displayed on our company's website.
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.	We are 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, we noted the condition & agreeable to the same.
14.	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 mainly; SPM, RSPM, SO ₂ , NO _x (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.	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
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2.	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.	Consent to Establish is received from MPCB. Consent No. Format1.0/CC/UAN No.0000162294/CE/2303002026 dtd. 27.03.2023 Copy attached..
3.	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.	Environmental Clearance is already obtained. Obtained Consent to Establish.
4.	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.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st 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.	Yes, we noted the condition & agreeable to the same.
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 & 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	Yes, we noted the condition & agreeable to the same.

	the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	
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 & 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, we 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, 1991 and its amendments.	Yes, we noted the condition & agreeable to the same.
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.	Yes, we noted the condition & agreeable to the same.

ENERGY CONSERVATION MEASURES

Developer

M/S. KEYSTONE REALTORS LIMITED

**CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.)
and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad,
Mumbai Suburban District,**

ENERGY CONSERVATION MEASURES

ENERGY SAVING CALCULATIONS- Composite Bldg

Sections	Connected	Standard Energy KW	Energy with Efficient fittings	Energy Saved	% savings	Remarks
Internal Lighting	639	159.8	79.9	79.9	50	LED Lamps for Toilets & Stores;# T 5 Lamps with Electronic Ballasts for other Spaces;# LED Lamps for Wardrobe & Night Lights
Water heater -Solar Panel	1344	403	322.6	80.6	20	By using solar water heating -
Common Area						
Lifts	315	195.3	175.8	19.5	10	Advanced Lifts with VVVF Technology & High Efficiency
Plumbing & FF	401	56.0	50.4	5.6	10	Pumps & Motors with Premium Efficiency
STP	31	18.6	16.7	1.9	10	Pumps & Motors with Premium Efficiency
External Lighting	10	6.0	3.00	3.0	50	External lighting on solar
Common Area lighting	83	49.8	41.00	8.8	18	Common area lighting on solar
Ventilation	30	18.0	16.2	1.8	10	Motors with Premium Efficiency
Other equipments like AC/Motors	1514.24	318.0	286.2	31.8	10	Motors with Premium Efficiency & 3 Star rated Equipments
Total	4367	1225	992	232.9	19	Overall Savings
Solar installation proposed(Kw)		12				
Solar PV Savings					1	Solar PV Savings(1 % of Demand Load)
Overall Solar(renewable component)			92		7.5	Savings by solar(renewable component)

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ENERGY SAVING CALCULATIONS- Sale Bldg

Sections	Connected	Standard Energy KW	Energy with Efficient fittings	Energy Saved	% savings	Remarks
Internal Lighting	772	193.0	96.5	96.5	50	LED Lamps for Toilets & Stores;# T 5 Lamps with Electronic Ballasts for other Spaces;# LED Lamps for Wardrobe & Night Lights
Water heater -Solar Panel	1428	357	285.6	71.4	20	By using solar water heating -
Common Area						
Lifts	350	210.0	189.0	21.0	10	Advanced Lifts with VVVF Technology & High Efficiency
Plumbing & FF	447.2	55.0	49.5	5.5	10	Pumps & Motors with Premium Efficiency
STP	32	19.2	17.3	1.9	10	Pumps & Motors with Premium Efficiency
External Lighting	15	9.0	8.00	1.0	11	External lighting on solar
Common Area lighting	30.06	18.0	7.00	11.0	61	Common area lighting on solar
Ventilation	77	46.2	41.6	4.6	10	Motors with Premium Efficiency
Other equipments like AC/Motors	2046.8	317.3	279.2	38.1	12	Motors with Premium Efficiency & 3 Star rated Equipments
Total	5198	1225	974	251.0	20	Overall Savings
Solar installation proposed(Kw)		12				
Solar PV Savings					1	Solar PV Savings(1 % of Demand Load)
Overall Solar(renewable component)			83		6.8	Savings by solar(renewable component)

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HALF YEARLY POST ENVIRONMENTAL
MONITORING REPORT

OF

**“Shri Sai Shraddha-
A SRA CHS (Prop.)”**

For

April, 2025 – September, 2025

Developer

M/S.KEYSTONE REALTORS LIMITED

**CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS
(Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad
(S), Taluka Malad, Mumbai Suburban District,**

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

TEST REPORT

Report No. - EAEPL/A/08/25/01807			Report Date - 01.09.2025
ULR Number: TC1118925000001807F			
Name of Customer	M/S. KEYSTONE REALTORS LIMITED		Reference – Work Order # WO/Ozone PG/001Date: 18.04.2025
Site Address	“Shri Sai Shraddha -A SRA CHS (Prop.)” CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai		
Nature and Description of Sample	Ambient Air	Sample Collected by	
Sampling locations and Sample Code	EAEPL/A/08/25/01807 (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle. Cool -Transported and stored at 5 °C (± 1°C).
		Sample Preservation	
Date of Sampling	22.08.2025	Date of Receipt	23.08.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	23.08.2025 to 25.08.2025		
Report for the month	AUGUST, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions				
Ambient Air Temperature (°C)		Relative Humidity (%)		Duration of Monitoring
29°C		63%		8 Hours
RESULTS				
Tests Parameter	UNIT	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	µg/m³	54.57	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	µg/m³	24.97	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	µg/m³	7.88	80	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	µg/m³	12.01	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 & ENGINEERS PVT.LTD.,

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



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

TEST REPORT

Report No. - EAEPL/W/08/25/01809			Report Date - 01.09.2025
ULR Number: TC1118925000001809F			
Name of Customer	M/S. KEYSTONE REALTORS LIMITED		Reference – Work Order # WO/Ozone PG/001 Date: 18.04.2025
Site Address	“Shri Sai Shraddha -A SRA CHS (Prop.)” CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	
Sampling locations and Sample Code	EAEPL/W/08/25/01809 (Near Back Side of Site)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	23.08.2025	Date of Receipt	23.08.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	23.08.2025 to 01.09.2025		
Report for the month	AUGUST, 2025		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.65	IS 3025 (Part 11) 2022
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
TDS	mg/L	78.0	IS 3025 (Part 16) 2023
Alkalinity	mg/L	45.40	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	8.50	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	49.24	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	11.22	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	6.38	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.83	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	< LOQ (0.25)	APHA 4500 F-D (24th Edition)
Heavy Metals:			
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: ND – Not Detected / LOQ – Limit Of Quantification.

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

Reviewed by

(QM/DM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).

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

Tel: 022-28541647/48/49/67/68 | E-mail: info@eaepi.com | lab@eaepi.com | Web: www.eaepi.com

Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane

TEST REPORT

Report No. - EAEPL/W/08/25/01809			Report Date - 01.09.2025
ULR Number: TC1118925000001809F			
Name of Customer	M/S. KEYSTONE REALTORS LIMITED		Reference – Work Order # WO/Ozone PG/001 Date: 18.04.2025
Site Address	“Shri Sai Shraddha -A SRA CHS (Prop.)” CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/08/25/01809 (Near Back Side of Site)	Sample quantity and packing	250 ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	23.08.2025	Date of Receipt	23.08.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	25.08.2025 to 28.08.2025		
Report for the month	AUGUST, 2025		

Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
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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TEST REPORT

Report No. - EAEPL/S/08/25/01810			Report Date - 01.09.2025
ULR Number: TC1118925000001810F			
Name of Customer	M/S. KEYSTONE REALTORS LIMITED		
Site Address	“Shri Sai Shraddha -A SRA CHS (Prop.)” CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai		Reference – Work Order # WO/Ozone PG/001Date: 18.04.2025
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/08/25/01810 (Near Centre Side of site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	23.08.2025	Date of Receipt	23.08.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	23.08.2025 to 30.08.2025		
Report for the month	AUGUST, 2025		

Discipline: Chemical
Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	8.33	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	975.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	22.14	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.32	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.26	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	110.93	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	599.50	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2305.86	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	266.82	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	28.92	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.71	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	362.06	EPA 3050B
Potassium (K)	mg/kg	1086.17	EPA 3050B
Copper (Cu)	mg/kg	132.15	EPA 3050B
Iron (Fe)	mg/kg	53493.85	EPA 3050B
Lead (Pb)	mg/kg	8.15	EPA 3050B
Zinc (Zn)	mg/kg	121.29	EPA 3050B

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

Reviewed by


 (QM/DM)
 (Shweta Sonawane)

Approved by


 Authorized Signatory
 (Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).

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

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP

Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107



TC-11189

TEST REPORT

Report No. - EAEPL/N/08/25/01808			Report Date - 01.09.2025
ULR Number: TC1118925000001808F			
Name of Customer	M/S. KEYSTONE REALTORS LIMITED		Reference – Work Order # WO/Ozone PG/001Date: 18.04.2025
Site Address	“Shri Sai Shraddha -A SRA CHS (Prop.)” CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/08/25/01808	Sample quantity and packing	Not Applicable
Date of Sampling	22.08.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	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.	54.8	44.8	55	45
Near Steel Yard Area	dB(A) Leq.	53.9	43.6	55	45
Near Back Side of Site	dB(A) Leq.	53.0	43.1	55	45
Near Center Side Of Site	dB(A) Leq.	51.5	41.5	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.

Approved by.

(QM/DM)

(Shweta Sonawane)

Authorized Signatory
(Shilpa Dhamankar)

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

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

To,

The President

KEYSTONE REALTORS LIMITED

702, Natraj, M.V. Road , Western Express Highway, Andheri (E), Mumbai-400069 -400069

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/INFRA2/402521/2022 dated 13 Oct 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B038MH120342 |
| 2. File No. | SIA/MH/INFRA2/402521/2022 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Slum Rehabilitation Scheme on slum & non-slum plot bearing CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District, for "Shri Sai Shraddha-A SRA CHS (Prop.)" by M/S. KEYSTONE REALTORS LTD |
| 7. Name of Company/Organization | KEYSTONE REALTORS 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: 23/02/2023

(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.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/402521/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Keystone Realtors Ltd.,
CTS No.1214/6 (Pt.), & 1214/7,
& slum plot bearing CTS No. 1378 (pt.),
1378/27 to 38 of Village Malad (S),
Taluka Malad, Mumbai Suburban District.

Subject : Environmental clearance for proposed Slum Rehabilitation Scheme for
“Shri Sai Shraddha-A SRA CHS (Prop.)” on slum & non-slum plot
bearing CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri.
Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378
(pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai
Suburban District by M/s. Keystone Realtors Ltd.

Reference : Application no. SIA/MH/INFRA2/402521/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 189th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 256th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/402521/2022	
2	Name of Project	The proposed redevelopment scheme is under 33(10) & Regulation (17) of DCPR 2034 on Non-slum plot bearing CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District, for “Shri Sai Shraddha-A SRA CHS (Prop.)” proposed by M/s. Keystone Realtors Ltd	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Shovir Irani
		Regd. Office address	702, Natraj, M.V. Road, Western Express Highway, Andheri (E),

			Mumbai- 400069
		Contact number	9820324571
		e-mail	liaison@rustomjee.com
6	Consultant	Name: Enviro Analysts and engineers Private Limited NABET Accreditation number: NABET/REIA/2023/RA 0206 Validity: 13 May 2023	
7	Applied for	Brownfield Project	
8	Location of the project	NON-Slum CTS No.1214/6 (Pt.), & 1214/7 & slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District	
9	Latitude and Longitude	Latitude: 19 ⁰ 10' 25.69" N Longitude: 72 ⁰ 50' 34.38" E	
10	Plot Area (Sq.m.)	5217.54 sq.m	
11	Deductions (Sq.m.)	1788.45 sq.m+ Carved out area: 50 sq.m = 1838.45 sq.m	
12	Net Plot area (Sq.m.)	3379.09 sq.m	
13	Ground coverage (m2) & %	1444.23 sq.m (43%)	
14	FSI Area (Sq.m.)	34824.64 sq.m	
15	Non-FSI (Sq.m.)	24908.83 sq.m	
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	59733.47 sq.m	
17	TBUA (m ²) approved by Planning Authority till date	IOA received vide letter no. P-S/PVT/0084/20190903/C-1 dated 4.7.2022 for approved BUA 34892.25 sq.m	
18	Earlier EC details with Total Construction area, if any.	Not applicable	
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	Not applicable	
20	Previous EC / Existing Building		
	Building Name	Configuration	Height (m)
		Composite bldg no- 1 (Rehab + PTC+ Sale) (Wing - A &B)	Basement + Gr. + 1st To 40th Upper Residential Floor
			119.75 M
		Sale bldg	Basement +
			169.25
			Construction not yet started
			Construction not

				no – 2	Gr. + 1ST To 57th Upper Residential Floor	M	yet started
21	No. of Tenements & Shops			Total 924 Nos of flats & 21 shops Composite Building PTC- Residential 180, amenity -6 PAP- Residential 218, Comm shops- 21 Sale- Residential 50, Temple-1 Balwadi-1 Welfare- 1 Society office-2 Skill development center-1 Library-1 Sale Building Residential -476 Society office-1			
22	Total Population			3800 nos.			
23	Total Water Requirements CMD			504 KLD			
24	Under Ground Tank (UGT) location			Basement level			
25	Source of water			MCGM			
26	STP Capacity & Technology			2 STP of capacity 235 KLD & 245 KLD with MBBR Technology			
27	STP Location			Basement level			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			435 KLD, 35% of sewage discharge in the sewer line.			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	30 kg/day	Will be handed over to a recycler	
				Wet waste	20 kg/day	Handed over to municipal waste collector	
				Construction waste			
				Top soil	—	—	Since this is an SRA Project, hence there is no Top Soil.
				Debris	12550	Cum	We will reuse the 3000 cum quantity in internal plot & road development & remaining debris

					NOC will be obtained subsequently.
		Empty cement bags	35840	Nos.	To be handed over to local recyclers
		Steel	6	MT	To be handed over to local recyclers
		Aggregates	24	MT	To be used as a layer for internal roads and building boundary wall.
		Broken Tiles	871	sqm	Waste tiles to be used for skirting. Broken pieces to be used for china mosaic water proofing terrace
		Empty Paint Cans (20 litre/ can)	896	nos	To be handed over to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity	Treatment / disposal	
		Dry waste (Kg/d)	749	Will be handed over to a recycler	
		Wet waste (Kg/d)	1124	Composting by OWC- manure produced will be used at a site for landscaping.	
		E-Waste (Kg/Y)	1952	Will be collected and sent to MPCB authorized recyclers.	
		STP Sludge (dry) (Kg/d)	22	Dry sewage sludge will be used as manure for gardening.	
31	R.G. Area in sq.m.	RG required – 270.33 sq.m			
		RG provided on Mother earth - 284.31 sq.m.			
		RG provided on the Podium - ---			
		Total – 284.31 sq.m.			
		Existing trees on the plot: 25 no.			
		Number of trees to be planted:			
		a) In RG area: 160 nos.			
		b) In Miyawaki Plantation (with area); --			
		Number of trees to be cut: 6 no.			
		Number of trees to be transplanted: 7 no.			

		umber of trees to be Retain: 12 no.		
		Total No. of trees on site: 179 nos.		
32	Power requirement	During Operation Phase:		
		Details		
		Source		ADANI
		Connected load (kW)		9565
		Demand load (kW)		2450
33	Energy Efficiency		Composite Bldg.	Sale Building
		a) Total Energy saving (%):	19	20
		b) Solar energy (%):	7.5	6.8
34	D.G. set capacity	2× 750 KVA		
35	No. of 4-W & 2-W Parking with 25% EV	4 Wheelers – 125 Nos 2-Wheeler – 28 nos.		
36	No. & capacity of Rain water harvesting tanks /Pits	1X40 Cum & 1X30 Cum		
37	Project Cost in (Cr.)	Rs. 182.69 Crores		
38	EMP Cost (Including DMP Cost)	Capital Cost- Rs. 784.03 Lakhs, O and M cost- Rs. 53.2 Lakhs		
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	CER shall be implemented as part of EMP as prescribed by EAC/SEAC as mentioned in OM F.No.22-65/2017-IA.III dated September 30, 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 256th (Day-1) meeting 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 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.
2. PP to obtain following NOCs & remarks:
 - a) Water supply; b) Sewer connection; c) SWD NOC; d) CFO NOC; e) Civil Aviation NOC; f) HRC NOC; g) Tree NOC.
3. PP to submit undertaking that they have provided 100% RG on mother earth in proposed project as per latest order of Hon'ble NGT.

4. PP to maintain 6 Mtr. distance between STP & Domestic water tank.
5. PP to submit revise layout of STP of sale building showing 40% open to sky
6. PP to convert 10% RG area in to Miyawaki plantation & submit revise tree list including nos. of trees to be planted in Miyawaki plantation.
7. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
8. PP to provide 40% open to sky area to STP of Sale building.

B. SEIAA Conditions-

1. This EC is only for composite building (i.e. excluding the sale building) as PP has not obtained CFON NOC for sale building.
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 –16109.68 m², Non FSI- 13383.58 m², Total BUA-29493.26m². (Plan approval No.P-S/PVT/0084/201909303/C-1, Dated-19.07.2022)

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 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.
- 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
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. 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, SO₂, NO_x (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, 1st 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, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd 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.0000162294/CE/2303002026

Date: 27/03/2023

To,
M/s. Keystone Realtors Ltd, CTS No 1214 6
(Pt 1214 7 of Village Malad (S) for Shri Sai
Shraddha SRA CHS (Prop and slum plot
bearing CTS No 1378 (pt 1378 27 to 38 of
Malad, Mumbai Suburban.



Your Service is Our Duty

Sub: Consent to Establish for Proposed Slum Rehabilitation Scheme Construction Project.

- Ref:
1. Application Submitted by SRO-Mumbai-IV
 2. Minutes of 37th CC meeting dtd-20.03.2023.

Your application NO. MPCB-CONSENT-0000162294

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.182.69 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Slum Rehabilitation Scheme Construction Project named as M/s. Keystone Realtors Ltd, CTS No 1214 6 (Pt 1214 7 of Village Malad (S) for Shri Sai Shraddha SRA CHS (Prop and slum plot bearing CTS No 1378 (pt 1378 27 to 38 of Malad, Mumbai Suburban. on Total Plot Area of 5217.54 Sq.Mtrs for construction BUA of 59733.47 Sq.Mtrs on 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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	435	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 to S-2	DG set-750 KVA	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	1124 Kg/Day	OWC	use as manure
2	Non Biodegradable waste	749 Kg/Day	Segregate	sent to recycling to authorized agency.
3	STP Sludge	22 Kg/Day	Drying	use as manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for 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	5.34	Kg/Day	sent for recycling to authorized agency

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 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 utilized on land for gardening.
- PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- 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.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.

17. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
 18. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
 19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	365380.00	MPCB-DR-16604	15/02/2023	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 **480 CMD for treatment of domestic effluent of 435 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.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
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.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	502.00
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-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-2	2 Nos of DG Set-750 KVA	Acoustic Enclosure	5.00	HSD 375 Kg/Hr	1	SO ₂	180 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 ³
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- 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:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) 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

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	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.

This certificate is digitally & electronically signed.



Apne life. Apno ke life.

NOTICE : CHANGE OF ADDRESS

This is to inform all concerned that w.e.f. 31/10/2022, our existing **Branch** (Code-0639) will relocate as under:

New Address:
201, 2nd Flr, Flexel Park, 'D' Wing, Next to 24 Karat Multiplex , S.V. Rd., Jogeshwari (W), Mumbai Suburban District, Maharashtra - 400102.

From our present location as under

Old Address:
2nd Floor, Flexcel Park, 'B' Wing, Next to 24 Karat Multiplex, S.V. Road, Jogeshwari (West), Mumbai Suburban District, Maharashtra - 400102.

Trade logo displayed above belongs to State Bank of India and is used by SBI Life under license. SBI Life Insurance Company Limited, Registered & Corporate Office: Natraj, M. V. Road & Western Express Highway Junction, Andheri (East), Mumbai - 400 069. | IRDAI Regn. No.111. CIN L99999MH2006PLC129113 Website : www.sbilife.co.in | Email : info@sbilife.co.in

MUMBAI DEBTS RECOVERY TRIBUNAL NO.II
MTNL Bhavan,3rd Floor, Colaba Market, Colaba Mumbai

NOTICE
ORIGINAL APPLICATION NO. 899 OF 2015
Exh.19
State Bank Of IndiaApplicant

Versus
M/s Rishabhdev Technocable Ltd. & OrsDefendant

WHEREAS the above named Applicant has been substituted in place of the Original Application State Bank Of Bikaner & Jaipur in lieu of acquisition of State Bank Of Bikaner & Jaipur by State Bank of India with effect from 01-04-2017 and pursuant of the Order passed by the Hon'ble Presiding Officer for Amendment. Now the abovementioned Applicant is entitled to continue with this proceedings against the Defendants for recovery of sum together with current and further interest, costs and other relief mentioned therein

WHEREAS the service of summons/Notice of the Amended Original Application could not be effected in the ordinary manner and whereas the application for substituted service has been allowed by this Tribunal.

You are directed to appear before this Tribunal in person or through an Advocate and file Written Statement/ Say on **07-12-2022 at 11.00 AM** and show cause as to why reliefs prayed for should not be granted.

Take notice that in case of default, the Application shall be heard and decided in your absence

Given under my hand and seal of the Tribunal on this 2nd May 2022

SEAL

Sd/-
Registrar
DRT II, Mumbai

To,

- M/s Rishabhdev Technocable Ltd., Unit No. 53, Jagat Satguru Industrial Estate, Off Aarey Road, Near Kothkar Compound, Goregaon (East), Mumbai-63.
- Sunil Bhawan Lal Golchha, Flat No.2003 A & B, 20th Floor, Oberoi Garden II (Building No.02), Thakur Village, Kandivali (East), Mumbai
- Kamalchand Bhanwar Lal Golchha, Flat No.2004A & B, 20th Floor, Oberoi Garden II (Building No.02), Thakur Village, Kandivali (East), Mumbai
- Shantidevi Sunil Golchha, Flat No.2003 A & B, 20th Floor, Oberoi Garden II (Building No.02), Thakur Village, Kandivali (East), Mumbai



यूनियन बैंक
अर्ब इंडिया



Union Bank
of India

Mumbai Samachar Marg Branch : 66 / 80, Mumbai Samachar Marg, Fort, Mumbai-400 023, Maharashtra * Telephone No. (022) 2262 9366

Rule-8 (1) APPENDIX IV POSSESSION NOTICE (For Immoveable Property)

WHEREAS, The undersigned being the Authorized Officer of the **Union Bank of India, M. S. Marg Branch**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued **Demand Notices No. UBI/MSM/376/2022-23 Dtd. 26.04.2022**, calling upon the Borrower and Guarantors as per table I, to repay the amount mentioned in the notice being **₹ 7,43,29,747/- (Rs. Seven Crores Forty Three Lacs Twenty Nine Thousand Seven Hundred Forty Seven Only)** & interest thereon within 60 days from the date of receipt of the said notice.

Demand Notice Ref. No. Date & Amount	Borrower name & Address	Guarantor / Directors Name & Address
UBI/MSM/376/2022-23 dated 26.04.2022 Amount ₹ 7,43,29,747.00	M/s. VBE Projects Pvt. Ltd. *Admin Office : Suite A-1, Enviro Commerce Bldg., 34 Deonar Ancillary Industrial Complex, Deonar, Govandi (W), Mumbai-400 043, Maharashtra, India. *Regd. Office : Door No. 4, 4 th Flr., Crown Court, 34, Cathedral Road, Chennai-600 086, TN.	Mr. Venkat Bhagavath Eswaran Flat No. 22, 2 nd Floor, Block-II, Swathi Tejas Apartment, Padmini Gardens, 39/8, Mount Poonamallee Road, N a n d a m b a k k a m, Chennai-600 089, TN.
UBI/MSM/376/2022-23 dated 26.04.2022 Amount ₹ 7,43,29,747.00	Mr. Chakkungal Aniyath Raghunandan Flat No. 104, First Floor, in the building known as Shri Arihant CHS Ltd, constructed on Plot No. 23, Sector 16A, Vashi, Navi Mumbai-400 703, MH.	Mrs. K. P. Sudha Raghunandan Flat No. 104, 1 st Flr., in the Bldg. known as Shri Arihant CHS. Ltd., constructed on Plot No. 23, Sector 16A, Vashi, Navi Mumbai-400 703, MH.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the said Act read with rule 8 of the Security Interest Enforcement) Rules 2002 on this **24th day of August of the year 2022**.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Union Bank of India, M. S. Marg Branch** for an amount **₹ 7,43,29,747/- (Rs. Seven Crores Forty Three Lacs Twenty Nine thousand Seven Hundred Forty Seven Only)** as on 31.03.2022 and further interest thereon.

The borrower's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immoveable Properties:

Sr. No.	Details of Security
1	All the part and parcel of property consisting of Flat No. 104, First Floor, in the building known as Shri Arihant CHS. Ltd. , constructed on Plot No. 23, Sector 16A, Vashi, Navi Mumbai-400 703 Admn. 925 sq. ft. (Built up area) jointly owned by Mr. C A Raghunandan and his wife Mrs. K. P. Sudha Raghunandan
2	All the part and parcel of property consisting of Residential Flat No. 301, 3 rd floor, Residency Apartment, Plot No. 62, Sector 2-A, Koparkhairne, Navi Mumbai having carpet area of 1415 sq. ft. (Built up area) jointly owned by Mr. Mr. C A Raghunandan & Mrs. K. P. Sudha Raghunandan

Date : 24.08.2022 sd/-
Place : Mumbai Authorised Officer, UNION BANK OF INDIA

Public Notice

NOTICE is hereby given that "Shri Sai Shraddha SRA CHS (Prop)" & "Shri Sai Shraddha – A CHS and Mrs. Imperial Infra-developers Pvt. Ltd., being and situate on more particularly described in the Schedule below. Slum Rehabilitation Authority has issued a letter of Intent dated 12/07/2022 bearing No. P-S/PVT/0084/20199093 & H-W/PVT/0095/2020421 LOI in respect of the said Societies in favor of my client M/s. Keystone Realtors Ltd. & Mrs. Imperial Infra-developers Pvt. Ltd.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
Slum Rehabilitation Scheme on Slum & Non- Slum Plot Bearing CTS No. 1214/6 & 1214/7 of Village- Malad, (S) for "Shri Sai Shraddha SRA CHS (Prop)" and slum plot bearing C.T.S. No.1378(p), 1378/27 to 38 of Village- Malad (S), Taluka Malad, Mumbai Suburban district for "Shri Sai Shraddha – A CHS, Regulation 33(10) of DCPR-2034 and Plot bearing no. CTS No.895 of village Bandra-E, at Byramji Jeejeebhoy Road, Bandra (W), in H/W/ Mumbai. Regulation 33(11) of DCPR-2034.

Sd/-
Sonali Salaskar,
Advocate
8, Bombay Mutual Annex, Ground Floor, 17, Ruston, Sidhwa Marg, Near Residency Hotel, Fort, Mumbai - 400 001.

PUBLIC NOTICE

1. Notice is hereby given to the general public at large that, I, Bhupendra Savijibhai Jethwa (eldest son of Late Mr. Savijibhai Jethwa) have filed a Miscellaneous Application bearing (LD) No. 8668 of 2022 in Testamentary Petition No. 796 of 2020 pending before the Hon'ble High Court at Bombay, challenging the order dated 06.01.2021 granting probate to the Petitioner in Testamentary Petition No. 796 of 2020.

2. My father i.e. late Mr. Savijibhai Jethwa owned 3 flat in Ikebena CHS being Flat No. 1701, 1801 & 1901.

3. The Hon'ble High Court at Bombay Vide order dated 01.04.2022, was pleased to direct the parties to deposit the original probate in the Registry of the Court.

4. I am informed from reliable sources that, presently the process of selling and creating third party rights in respect to Flat No. 1801 & 1901 situated in Ikebena CHS- Matunga West Mumbai is on.

5. This notice is to the public at large to exercise caution while dealing in Property bearing Flat No. 1701, 1801 & 1901 situated in Ikebena CHS- Matunga East Mumbai and to be self-aware that there is litigation pending in respect of the said properties.

Bhupendra Savijibhai Jethwa
Place : Mumbai Sd/-
Date : 31.08.2022 Gaurav Parkar
Mob : 98200 12620



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Union Bank
of India

Mumbai Samachar Marg Branch : 66 / 80, Mumbai Samachar Marg, Fort, Mumbai-400 023, Maharashtra * Telephone No. (022) 2262 9366

Rule-8 (1) APPENDIX IV POSSESSION NOTICE (For Immoveable Property)

WHEREAS, The undersigned being the Authorized Officer of the **Union Bank of India, M. S. Marg Branch**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued **Demand Notices No. UBI/MSM/376/2022-23 Dtd. 26.04.2022**, calling upon the Borrower and Guarantors as per table I, to repay the amount mentioned in the notice being **₹ 7,43,29,747/- (Rs. Seven Crores Forty Three Lacs Twenty Nine Thousand Seven Hundred Forty Seven Only)** & interest thereon within 60 days from the date of receipt of the said notice.

Demand Notice Ref. No. Date & Amount	Borrower name & Address	Guarantor / Directors Name & Address
UBI/MSM/376/2022-23 dated 26.04.2022 Amount ₹ 7,43,29,747.00	M/s. VBE Projects Pvt. Ltd. *Admin Office : Suite A-1, Enviro Commerce Bldg., 34 Deonar Ancillary Industrial Complex, Deonar, Govandi (W), Mumbai-400 043, Maharashtra, India. *Regd. Office : Door No. 4, 4 th Flr., Crown Court, 34, Cathedral Road, Chennai-600 086, TN.	Mr. Venkat Bhagavath Eswaran Flat No. 22, 2 nd Floor, Block-II, Swathi Tejas Apartment, Padmini Gardens, 39/8, Mount Poonamallee Road, N a n d a m b a k k a m, Chennai-600 089, TN.
UBI/MSM/376/2022-23 dated 26.04.2022 Amount ₹ 7,43,29,747.00	Mr. Chakkungal Aniyath Raghunandan Flat No. 104, First Floor, in the building known as Shri Arihant CHS Ltd, constructed on Plot No. 23, Sector 16A, Vashi, Navi Mumbai-400 703, MH.	Mrs. K. P. Sudha Raghunandan Flat No. 104, 1 st Flr., in the Bldg. known as Shri Arihant CHS. Ltd., constructed on Plot No. 23, Sector 16A, Vashi, Navi Mumbai-400 703, MH.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him / her under Section 13(4) of the said Act read with rule 8 of the Security Interest Enforcement) Rules 2002 on this **26th day of August of the year 2022**.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Union Bank of India, M. S. Marg Branch** for an amount **₹ 7,43,29,747/- (Rs. Seven Crores Forty Three Lacs Twenty Nine thousand Seven Hundred Forty Seven Only)** as on 31.03.2022 and further interest thereon.

The borrower's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immoveable Properties:

Sr. No.	Details of Property
1	Flat No. 22, 2 nd Floor, Block-II, Swathi Tejas Apartment, Padmini Gardens, 39/8 Mount Poonamallee Road, Nandambakkam, Chennai-600 089, Tamil Nadu owned by in the name Mr. V. B. Eswaran

Date : 26.08.2022 sd/-
Place : Tamil Nadu Authorised Officer, UNION BANK OF INDIA



ICICI Bank

Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No 1 Plot No- B3, WIFI IT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604

Whereas

The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (2) R/w Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, (on underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd.) in relation to the enforcement of security in respect of a housing loan facility granted pursuant to a loan agreement entered into between DHFL and the borrower, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Bank Limited.

Sr. No.	Name of the Borrower/ Number (Loan Account Number (DHFL Old LAN & ICICI New LAN)	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount In Demand Notice (Rs.)	Name of Branch
1.	Kamrul Hasan- QZVRR00005046973 (DHFL Old LAN- 11100007102 & ICICI New LAN- QZVRR00005046973)	Flat No.401, 4th Floor, Sai Parivar Apartment, Near Pragati Nagar Naka, 90 Feet New Link Road, Maharashtra Thane 401303/ August 26, 2022	April 12, 2022 Rs. 21,81,029.00/-	Virar

The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date : August 31, 2022
Place : Virar

Authorized Officer
ICICI Bank Limited

KEDIA CONSTRUCTION COMPANY LIMITED

Regd. Off.: 202, A-Wing, Bldg. No.3, Sir M.V. Road, Rahul Mittal Industrial Estate, Andheri (East) 400059

Corporate Off.: Prestige Precinct, 3rd Floor, Alameda Road, Panchpakhadi, Thane (West) 400601

E-mail:kccindia@gmail.com Website: http://kccindia.com/ Telephone No: 022- 25895900

NOTICE TO MEMBER - INFORMATION REGARDING 41st ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCE (VC)/ OTHER AUDIO VISUAL MEANS (OAVM)

Members may please note that the 41st Annual General Meeting (AGM) of the Company will be held through VC/OAVM on Tuesday, September 27, 2022 at 03:00 P.M (IST), in compliance with all the applicable provisions of the Companies Act, 2013 and the Rules made thereunder and the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with General Circular Nos. 14/2020 dated April 08, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 05, 2020 and subsequent circulars issued in this regard, the latest being 2/2022 dated May 05, 2022 issued by the Ministry of Corporate Affairs (MCA), Circular No. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 13, 2022 issued by SEBI and other applicable circulars issued in this regard (collectively referred to as "Circulars"), to transact the business that will be set out in the Notice of the AGM, the AGM of the Company will be held through VC/OAVM Facility, without physical presence of the Members of the Company at a common venue.

In compliance with the above Circulars, electronic copies of the Notice of the 41st AGM and Annual Report for the financial year (FY) 2021-22 will be sent to all the Members whose e-mail addresses are registered with the Company/ Depository Participant (DPs). The same will also be available on the website of the Company at <http://kccindia.com/>, Stock Exchange i.e. BSE Limited at www.bseindia.com, National Securities Depository limited at www.evoting.nsdl.com and Registrar and Transfer Agent of the Company i.e. M/s. Link Intime India Pvt. Ltd at www.linkintime.co.in. The copies of the Notice of the 41st AGM along with Annual Report for the FY 2021-22 shall be sent to those Members who request for the same.

Manner of casting vote(s) through e-voting:

Members can cast their vote(s) on the business as set out in the Notice of the AGM through electronic voting system ("e-voting"). The manner of voting, including voting remotely ("remote e-voting") by the Members holding shares in dematerialized mode, physical mode and for Members who have not registered their e-mail address has been provided in the Notice of the AGM. Members attending the AGM who have not cast vote(s) by remote e-voting will be able to vote electronically at the AGM.

Instructions for updation of email address:

(a) **Members holding share(s) in physical mode:** by registering e-mail address with Link Intime. Click the link on their website www.linkintime.co.in at the Investor Services tab, choose the E-mail Registration heading and follow the registration process as guided therein. The Members are requested to provide details such as Name, DP ID, Client ID/PAN, mobile number and e-mail ID. In case of any query, a member may send an e-mail to M/s. Link Intime India Pvt. Ltd at priva.yadav@linkintime.co.in

(b) **Members holding share(s) in electronic mode:** by registering/updating their e-mail ID in respect of demat holdings with the respective DPs by following the procedure prescribed by the DPs for receiving all communications from the Company electronically.

Members are requested to carefully read the Notice of the AGM and in particular, instructions for joining AGM, manner of casting vote through remote e-voting at the AGM.

By the Order of the Board of Directors of
Kedia Construction Company Limited Sd/-
Nitin Shantikumar Kedia
Director
DIN: 00050749



स्टेम वॉटर डिस्ट्री. अण्ड इन्फ्रास्ट्रक्चर कं. प्रा.लि. ठाणे

वरदान कमरिशियल कॉम्प्लेक्स, १ ला मजला, एम.आय.डी.सी. रोड नं. १६, वागळे इंडस्ट्रियल इस्टेट, ठाणे (प.)-४००६०४

stemwatercompany@gmail.com निविदा सूचना क्र. २१ (१ ली मुदतवाढ) सन २०२२-२३

स्टेम वॉटर डिस्ट्री. अण्ड इन्फ्रास्ट्रक्चर कं. प्रा.लि. वरदान कमरिशियल कॉम्प्लेक्स, १ वा मजला, एम.आय.डी.सी. रोड नं. १६, वागळे इंडस्ट्रियल इस्टेट, ठाणे (प.)-४०० ६०४ हे खालील कामाकरीता महाराष्ट्र जीवन प्राधिकरणाकडे/सार्वजनिक बांधकाम विभागाकडे किंवा अन्य शासकीय/प्रा. शासकीय संस्थेकडे योग्य त्या वार्ता नोंदीकृत व विहित केलेला अनुभव पात्रधारक ठेकेदारांकडून उक्तेवारी दाराच्या ब नमुन्यात द्विखोटा पध्दतीत मोहरबंद निविदा मागवित आहेत.

कोऱ्या निविदांचा संच, व्यवस्थापकीय संचालक, स्टेम यांचे कार्यालयात दिनांक ०१.०९.२०२२ ते दि. ०६.०९.२०२२ पर्यंत कार्यालयीन कामाचे दिवशी कार्यालयीन कामाचे वेळेत सुट्टीचे दिवस यावून मिळतील. सिलबंद निविदा व्यवस्थापकीय संचालक, स्टेम ठाणे, या कार्यालयात दि. ०८.०९.२०२२ रोजी १२.०० वाजेपर्यंत स्वीकारण्यात येतील आणि शक्य झाल्यास त्याच दिवशी १२.०० वाजता उपस्थित ठेकेदारांच्या/प्रतिनिधींच्या समक्ष उपडण्यात येतील.

अ.क्र.	कामाचे नाव	अंदाजित रक्कम/सूच्य रक्कम	निविदेचा प्रकार/कोऱ्या निविदेची किंमत व काम पूर्ण करण्याची मुदत/कालावधी
१	Miscellaneous civil works at Shahad & WTP Temghar.	७,२९,९६०/-	"ब" रु. ५९०/- (वस्तु व सेवा करासह) ३ महिने (पाचव्याव्यासह)

१. निविदेच्या मागणी अर्जासोबत ठेकेदाराने सविस्तर निविदा सूचनेतील अहतांपणी करणारे सर्व दस्ता एजेन्चाच्या सत्यप्रती सादर करणे आवश्यक आहे. दस्तावेज पात्रासोबत अर्जाची पूर्तता करणाऱ्याला कोरा निविदा संच देण्यात येईल.

२. कोरा निविदा संच मागणी करीता अर्ज सर्व दस्ताएजेन्चासह दि. ०८.०९.२०२२ रोजी १२.०० वाजेपर्यंत सादर करणे आवश्यक आहे. त्यानंतर आलेल्या अर्जांचा विचार केला जाणार नाही.

३. निविदांची विधी ग्राहकता निविदा उपडल्यासमून ६० दिवस राहिल.

४. एक अथवा सर्व निविदा कोणतेही कारण न देता नाकारण्याचा अधिकार स्टेम वॉटर डिस्ट्री अण्ड इन्फ्रास्ट्रक्चर कं. प्रा.लि. ठाणे यांनी राखून ठेवलेला आहे.

सही/-
(संकेत मो. घरात)
व्यवस्थापकीय संचालक

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Mumbai City (4)
Bhandari Co-op. Bank Building, 2nd floor, P. L. Kale Guruji Marg, Dadar (W), Mumbai-400028.

No.DDR-4/Mum./deemed conveyance/Notice/2741/2022 Date: 26/08/2022
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice
Application No. 246 of 2022

Gold Star CHS Ltd., Dahanukavadi, Datta Mandir Road, Kandivali (West), Mumbai-400067, (Applicant) Versus 1. Smt. Laxmibai P. L. Dahanukar, 2. Shri. Purshottam Laxman Dahanukar, CTS No. 912, 912/1 to 912/13, Village Kandivali, Taluka Borivali, Kandivali (West), Mumbai - 400067, 3. J. V. & Brother, Through its partners - (a) Shri. Vinod Vashram Mamtara (b) Shri. Anil Vashram Mamtara, CTS No. 912, 912/1 to 912/13, Village Kandivali, Taluka Borivali Kandivali (West), Mumbai-400067 (Opponents) and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

Description of the Property :-

Claimed Area
Unilateral conveyance of the land admeasuring 2648.62 sq. meters (2188.99 sq. meters i.e. proportionate rights in balance plot area plus 397.29 sq. meters i.e. Proportionate rights in RG area plus 62.34 sq. meters i.e. Proportionate rights in Internal Road) out of land admeasuring 3031.60 sq. meters bearing CTS No. 912 of Village Kandivali, Taluka Borivali, along with the structure standing thereunder in favour of the Applicant Society.

The hearing in the above address case has been fixed on 12/09/2022 at 02:00 p.m. Sd/-
District Deputy Registrar,
Co-operative Societies, Mumbai City (4)
Competent Authority
U/s 5A of the MOFA, 1963.

SEAL



ABHYUDAYA CO-OP. BANK LTD.
(MULTI-STATE SCHEDULED BANK)
"K.K. Tower", Abhyudaya Bank Lane, Off. G. D. Ambekar Marg, Parel Village, Mumbai - 400 012. Website : www.abhyudayabank.com

BALANCE SHEET AS AT 31st MARCH, 2022 (AUDITED)

(Amount in ₹)

Sr. No.	Capital And Liabilities (भांडवल व देणी)	As at 31.03.2022	As at 31.03.2021
1	Share Capital (भाग भांडवल)	1,778,398,930.00	1,676,711,990.00
2	Reserve Fund And Other Reserves (राखीव व इतर निधी)	14,654,382,436.61	13,572,232,428.96
3	Deposits And Other Accounts (देवी)	112,605,505,068.11	109,524,477,451.26
4	Borrowings (उसमारी)	2,057,954,000.00	5,054,326,620.00
5	Bills For Collection Being Bills Receivable (As Per Contra) (वसुलीची नमा बिले)	527,142,599.32	500,069,678.00
6	Overdue Interest Reserve (थकित व्याज निधी)	1,063,355,046.96	734,568,184.64
7	Interest Payable (देय व्याज)	137,526,344.04	130,085,554.93
8	Other Liabilities (अन्य देणी)	1,869,606,109.03	1,562,616,458.60
9	Profit & Loss Account (नफा)	339,427,674.22	35,465,612.21
	Grand Total	135,033,298,208.29	132,790,553,978.60

SR. NO.	Property And Assets (जिंदगी व मालमत्ता)	As at 31.03.2022	As at 31.03.2021
1	Cash And Bank Balances (सुकी व बँक)	6,212,196,754.09	5,450,868,599.79
2	Balances With Other Banks (इतर बँकेतील शिल्लक)	5,532,842,662.02	5,243,528,561.66
3	Money At Call & Short Notice	1,900,000,000.00	4,506,254,994.44
4	Investments (गुंतवणूक)	41,038,675,239.87	39,147,439,172.16
5	Advances (कर्ज)	67,132,562,996.49	67,112,414,609.71
6	Interest Receivable (येणे व्याज)		
	a) On Investments (गुंतवणुकीवरील)	456,162,159.90	411,153,870.21
	b) On Advances (कर्जावरील)	1,063,355,046.96	734,568,184.64
7	Bills Receivable Being Bills For Collection (As Per Contra) (वसुलीची नमा बिले)	527,142,599.32	500,069,678.00
8	Branch Adjustments (शाखाचे समायोजन)	92,655.31	35,007,339.03
9	Property, Plant & Equipment	8,290,406,991.38	8,420,381,830.29
10	Other Assets (अन्य जिंदगी)	861,126,645.83	1,174,679,566.55
11	Deferred Tax Asset (स्थगित कर जिंदगी)	2,018,734,457.12	54,187,572.12
	Grand Total	135,033,298,208.29	132,790,553,978.60

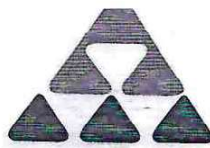
CONTINGENT LIABILITIES

1	Guarantees Issued	5,866,003,888.10	6,275,402,387.08
2	Letter Of Credit Issued	928,700,478.00	1,137,847,747.59
3	Forward Exchange Contracts	2,518,412,751.00	2,184,462,820.00
4	Dea Fund Liabilities	711,573,451.31	637,520,256.89
5	Others (Refer Notes To Accounts)	198,794,624.00	168,035,058.00
	Grand Total	10,223,485,192.41	10,403,268,268.56

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31st MARCH, 2022 (AUDITED)

(Amount in ₹)

Sr. No.	INCOME (जमा)	FOR THE YEAR 31.03.2022	FOR THE YEAR 31.03.2021
1	INTEREST & DISCOUNT (व्याज व सूट)		
	a) On Advances (कर्जावरील)	5,654,849,001.68	6,268,082,457.18
	b) On Investments (गुंतवणुकीवरील)	2,120,560,166.73	2,187,457,940.34
	c) On Lending (Rev. Repo/ Call/CBLO/ LAF) (रिक्वर्ड रेपो/कॉल/सीबीएलओ/एलएफ वरील)	115,021,048.21	169,387,811.16
2	Commission & Exchange (वटाव व हुंडावाढ)	123,298,117.18	169,263,032.27
3	Locker Rent (लॉकरचे भाडे)	49,468,662.00	50,071,054.50
4	Service Charges (सेवा शुल्क)	361,647,509.85	415,056,835.29
5	Sundry Income (किरकोळ उत्पन्न)	91,793,046.10	93,181,945.36
6	Profit on Sale of Investments (गुंतवणूक विक्री वरील नफा)	123,568,612.49	731,480,390.09
7	Profit on Sale of Assets (मालमत्ता विक्री वरील नफा)	689,643.48	4,233,127.18
8	Profit on Sale of Non Banking Assets	19,970,000.00	2,000,899.64
9	Bad Debts Written Off Recovered (बुडित कर्ज खात्यातील वसुली)	69,912,503.76	10,002,721.66
10	BDDR written back	-	



DEVELOPER COPY

Sr. No. 569

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051.
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO PS/PVT/ 0084/20190903/C-1

29 MAY 2023

COMMENCEMENT CERTIFICATE COMP BLDG NO- 1

To,
M/s. Keystone Realtors Limited
702, Natraj, M.V. Road, junction,
Western Express highway, Andheri (E),
Mumbai - 400 069.

Sir,

With reference to your application No. 1141 dated 01/07/2022 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. slum & non slum plot bearing C.T.S. No. 1214/6 (pt), & 1214/7 of village Malad (S) for Shri Sai Shradha SRA CHS (prop) & slum plot bearing C.T.S. No. 1378 (pt), 1378/27 to 38 of village Malad (S) for Shri Sai Shradha -A SRA CHS (prop)

of viage Malad (S) T.P.S. No. -
ward P/N Situated at Malad (S)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/R No. PS/PVT/0084/20190903/LOI dt. 04/07/2022 &
IOA/U/R No. PS/PVT/0084/20190903/C-1 dt. 12/07/2022
and on following conditions. dt. 04/07/2022 &
19/07/2022.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall from part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri R.B. Patil
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth C.C to the top slab of 1st level
basement of Composite building No. 1.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Patil
29/05/2023
Executive Engineer (SRA)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)