

Half Yearly Compliance Report of Environmental Clearance For the Ongoing Residential Construction Project

“Residential Project”

at S. No: - 12 (P), Village-Baner, Tal-Haveli, Dist-Pune.

Submitted To :

The Additional Director (S)

Ministry of Environment and Forest and Climate Change -Nagpur

The Member secretary

Maharashtra Pollution Control Board-Sion, Mumbai

The Additional Director (S)

Central pollution Control Board

Vadodara, Gujarat.

Submitted By :

Astrum Developments Pvt.Ltd.

For Period :

April-2025 to September-2025

(i.e December-2025 Compliance Report)



03.11.2025

To,
The Additional Director (S),
Ministry of Environment and Forest and Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur, Maharashtra-440001.

Sub: Submission of Environmental Clearance compliance Report (April-2025 to September-2025) for Proposed Residential Project at S. No. 12 Village Baner, Tal: Haveli, Dist-Pune.

Ref: File No. SIA/MH/INFRA2/442093/2023
EC Identification No. – EC24B038MH157136 Date 06.02.2024

Respected Sir,

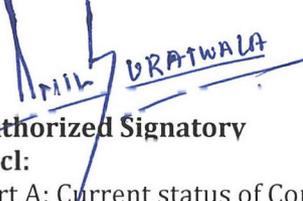
With reference to the above subject, we are submitting the Current Status of our construction work, monitoring reports, data sheet and Point wise environmental clearance compliance status to various stipulations laid down by the State Level Environment Impact Assessment Authority, Maharashtra in its clearance letter File No.SIA/MH/INFRA2/442093/2023 along with the necessary enclosures & annexures.

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking you,

Yours Sincerely,

For Astrum Developments Pvt.Ltd.


Authorized Signatory

Encl:

Part A: Current status of Construction Work
Part B: Point wise compliance status
Part C: Enclosures

Astrum Developments Private Limited

CIN : U45309MH2021PTC355055

Pune Office : 603, Mayfair Tower I, Old Mumbai - Pune Road, Wakdewadi, Shivajinagar, Pune 411 005

Tel.: +91 20 6688 3000 ■ Email : sales.pune@kalpataru.com

Corporate Office : 101, Kalpataru Synergy, Opp Grand Hyatt, Santacruz (East), Mumbai - 400 055

Tel.: +91 20 3064 3064 ■ Fax : +91 22 306 43131 ■ E-mail : sales@kalpataru.com ■ Website : www.kalpataru.com

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Subject: Submission of Environmental Clearance compliance Report (April-2025 to September-2025) for Proposed Residential Project at S. No. 12 Village Baner, Tal: Haveli, Dist-Pune.

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[Thanks & Regards,](#)

Mail
Calendar
Contacts

Acknowledgement Copy : The Additional Director, MoEF&CC-Nagpur



03.11.2025

To,
The Additional Director (S),
Central Pollution Control Board,
Parvesh Bhavan, Opp. VMC Ward, Office No. 10,
Shubhanpura, Vadodara- 390 023, Gujarat

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[Thanks & Regards,](#)

Mail Calendar

Acknowledgement Copy : The Additional Director,CPCB,Subhanpura,Vadodara,Gujarat



03.11.2025

To,

State Level Environment Impact Assessment Authority,
Environment Department,
Room No.217, 2nd Floor,
Mantralaya,
Mumbai-400032

Sub: Submission of Environmental Clearance compliance Report (April-2025 to September-2025) for Proposed Residential Project at S. No. 12 Village Baner, Tal-Haveli, Dist-Pune.

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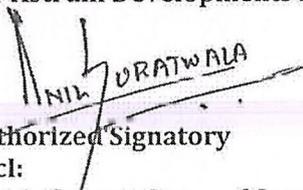
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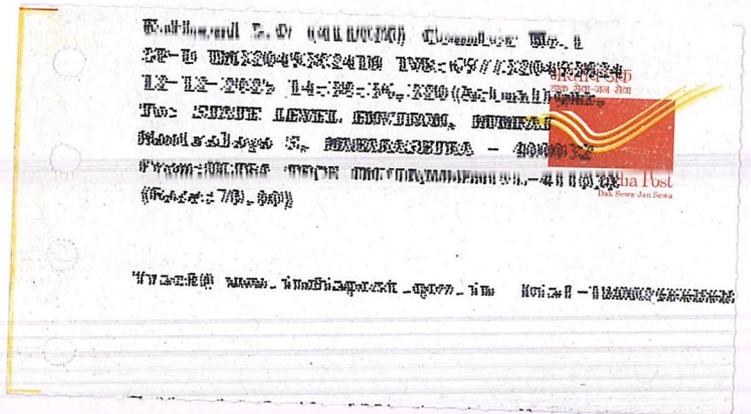
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For Astrum Developments Pvt.Ltd.


Authorized Signatory

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03.11.2025

To,
The Member Secretary,
Maharashtra Pollution Control Board,
Kalpataru Point, 2/3/4th Floor,
Sion Matunga Scheme, Road No. 8,
Opp. Sion Circle, Sion (East),
Mumbai - 400022

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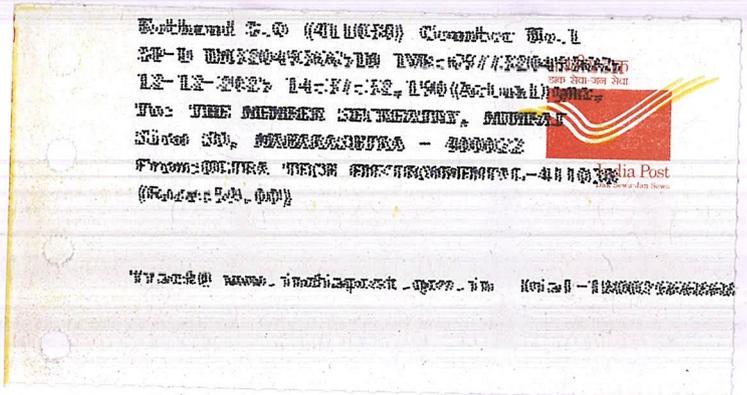
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Yours Sincerely,

For Astrum Developments Pvt.Ltd.

Signature of Anil Kuratwala
Authorized Signatory
Encl:

- Part A: Current Status of Construction Work
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PART A

CURRENT STATUS OF WORK

PART A

CURRENT STATUS OF WORK

There are two phases of the project:

Phase	No of Buildings	Status
Phase -I	Bldg. A,B,C,D,E,F,G,H,I	Completed.
	Club House	Completed.
Phase-II	Solis Building B	Work completed.
	Skyline A1	12 nd FL RCC Slab Completed.
	Skyline A2	Terrace Completed.
	Skyline A3	Partially Terrace and Partialy 20 th Slab Completed.
	Skyline A4	19 th FL RCC slab Completed.
	Skyline A5	19 th FL RCC slab Completed.
	Club House 1	Construction work in process.
	Club House 2	Construction work in process.

PART B

POINT WISE COMPLIANCE STATUS

PART B

2. **Point wise compliance status to various stipulations laid down by the Ministry in its clearance letter-File No. EC Identification No.-EC24B038MH157136 & its File No.SIA/MH/INFRA2/442093/2023 Dated 06.02.2024 is as follows :**

Sr. No	Condition	Status
Specific Conditions:		
A. SEAC Conditions:		
1	PP to increase the energy saving by providing more solar hot water.	Noted.
2	PP to submit basement dewatering plan.	Noted.
3	PP to submit the details of tree to be cut/transplanted along with photographs.	Noted.
4	PP to submit revised carbon foot print report incorporating component of EV charging.	Noted.
5	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy,2021.	Agree to comply with.
6	PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted.
B. SEIAA Conditions:		
1	PP has provided mandatory RG area of 6065.24 m2 on mother earth without any construction local planning authority to ensure the compliance of the same.	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.	Noted.
3	PP to achieve atleast 5% of total energy requirement from solar/other renewable source.	Noted.
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.04.01.2029	Noted.
5	SEIAA after deliberation decide to grant EC for-FSI-1,49,833.95 m2, Non FSI-1,53,166.04 m2, total BUA-3,02,999.99 m2.(Plan approval No-Zone-3/5265,dated 05.12.2023)	Noted.
General Conditions:		
A. Construction Phase :		
I	The solid waste generated to 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.	Complied, Excavated materials is used on site. Solid waste generated by workers is being disposed daily to municipal collection system.

Sr. No	Condition	Status
II	Disposal of muck during construction phase should not create any adverse effect on 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.	Excavated materials is used within site.
III	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste generation during construction phase.
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.	<ul style="list-style-type: none"> • Complied, • All necessary facility is provided on site for 350 Nos.workers and Hutments for KL:98 Nos, MECL: 115 Nos. during construction phase. • Provision made for drinking water, 36 Nos.toilet etc for construction workers. • Disposal of segregated waste to PMC on daily basis. • First aid and medical facilities, proper housekeeping, regular pest control, site sanitation etc.
V	Arrangement shall be made that waste water and storm water do not get mixed.	Noted.
VI	Water demand during construction should be reduce by use of pre-mixed concrete, curing agents and other best practices.	Complied, We are using ready mix concrete for construction.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	No source of ground water within project site.
VIII	Permission to draw ground water & construction of basement if any shall be obtained from the competent authority prior to construction / operation of the project.	Noted, Ground water extraction is not being done hence permission is not required. In future if required then will take permission.
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.	Fixtures and low flow devices will be used.
X	The Energy Conservation Building code shall be strictly adhered to.	Noted.
XI	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within	Complied, All the topsoil excavated material during construction activities was stockpiled and used for land scape

Sr. No	Condition	Status
	the project site.	development within the project site.
XII	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.	Agreed to comply with.
XIII	Soil and ground water sample will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	No source of ground water within project site. Soil quality is being monitored and reports are attached. Please refer Enclosure No.V
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.	Noted.
XV	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	Complied, DG set are with acoustic canopy & confirming the rules made under the Environment (Protection) Act 1986. 1* 125 KVA & 85 KVA *1 D.G Set provided on site for Construction. DG Stack emission & Noise monitoring report is attached. Please refer Enclosure No.V
XVI	Vehicles hired for bringing construction material to the sites should be in good condition and should have pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Complied, Vehicles hired for bringing construction material to site have valid pollution check certificates and conform to applicable air and noise emission standards and are operated only during non-peak hours. PUC certificate was submitted in previous report.
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.	Complied, All adequate measures are made to reduce ambient air & noise levels. Please refer Enclosure No.V for Monitoring report.
XVIII	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	Complied, DG set are with acoustic canopy & confirming the rules made under the Environment (Protection) Act 1986. 625 KVA x 2 No.s D.G Set is Provided in operation phase & 62.5 KVA DG Set for Solis B (Mhada) Building.

Sr. No	Condition	Status
	for the combined capacity of all proposed DG sets. Use low sulphur diesels. 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.	Complied, Construction work is being supervised by Project Engineer and qualified supervisors.
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.	Solid waste generated collected separately as a biodegradable & non-biodegradable & handed over to local disposal collection system.
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% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor 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.	Two STPs of capacity Phase I: 500 KLD and Phase II:80 KLD work completed.
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	Obtained Consent to Operate Vide letter No.Format1.0/CC/UANNo.0000125245 /CO/2212001129 Date :15.12.2022 Please refer Enclosure No.IV Two STPs of capacity Phase I: 500 KLD and Phase II: 80KLD work completed.

Sr. No	Condition	Status
	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.	Noted.
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.	There is already internal parking so, that there is no use of public space. For 2 W - Phase I: 1308 Nos. And Phase II: 1516 Nos. and for 4W -Phase I: 1413 Nos. And Phase II: 664 Nos. Nos. of parking is provided. Also provision of visitors parking is made.
VII	PP to provide adequate electric charging points for electric vehicles.	Noted.
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.	Agree to comply with, Total 487 nos of trees are planted out of 847 Nos.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards	Complied, Environmental Management Cell is being monitored by Project Engineer and qualified supervisors.
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.	We are submitting herewith funds allocated for Environmental Managemnet Plan (EMP) During Construction phase: One Time Cost: 1,01,15,998/- AnnualCost:30,04,800/- Lakhs/annum During operational Phase: Capital Cost: 11,21,50,100/- O & M Cost : 1,65,60,940/-
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	Complied, Advertisement copy is enclosed. Please refer Enclosure No.VI
XII	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from	Agreed to comply with.

Sr. No	Condition	Status
	whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.	
XIII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sectoral 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.	Noted. We have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data on our website. http://www.kalpataru.com/sitemap.aspx
C) General EC Conditions:		
I	PP has to strictly abide the condition stipulated by SEAC & SEIAA.	Agreed to comply with.
II	If applicable "Consent for establishment" shall be obtained from Maharashtra Pollution Control Board under air Water Act and a copy shall be submitted to the environment department before start the construction work at the site.	<ul style="list-style-type: none"> • Revalidated Consent to establish vide letter No. Format1.0/CC/UAN No.0000195495/CE/2407000580 Date:04.07.2024 & its Validity up to 03.07.2029 • Consent to establish vide letter no. Format1.0/CAC-CELL/UAN No.0000075303/CE-2001002104 dated 30.01.2020 • MPCB granted consent to establish vide letter no. Format 1.0/CAC-cell/EIC-PN-22728-14/E/CAC-12428, dated 26/12/2014. <p>Consent to Establish is attached as Enclosure No.III</p>
III	Under the provision 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 environment clearance.	<ul style="list-style-type: none"> • EC Letter File No. SIA/MH/INFRA2/442093/2023 Date :06.02.2024 • EC Letter No. SEIAA-EC-0000001977 dated 11th September 2019 • Environmental Clearance vide letter No. SEIAA-EC-0000000620 Dated 15th January 2019. • Environmental Clearance Obtained vide letter No. SEAC- 2012/CR-110/TC.2 dated 29th September,

Sr. No	Condition	Status
		2014
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.	Complied, Six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data are being submitted.
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.	Noted.
VI	No further Expansion or modifications, other in the 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.	Noted.
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.	NOC from Wild Life Board is not applicable.
(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	Agreed to comply with.

Sr. No	Condition	Status
	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.	Noted.
(6)	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.	Noted.
(7)	Validity of environmental clearance: The environmental Clearance accorded shall be valid as per EIA Notification,2006, amended from time to time.	<ul style="list-style-type: none"> • EC Letter File No. SIA/MH/INFRA2/442093/2023 Date :06.02.2024 • EC Letter No. SEIAA-EC-0000001977 dated 11th September 2019 • Environmental Clearance vide letter No. SEIAA-EC-0000000620 Dated 15th January 2019. • Environmental Clearance Obtained vide letter No. SEAC- 2012/CR-110/TC.2 dated 29th September, 2014.
(8)	The above stipulation 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 their under, hazardous waste(Management and Handling) Rules,1989 and it's amendment, the public liability insurance act,1991 and it's amendments.	Agreed to comply with
(9)	Any appeal against this environment Clearance shall lie with the National Green Tribunal, Van Vigyan Bhavan, Sec-5, R. K. Puram, New Delhi-110022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted & agreed.

Enclosure No.I

Data Sheet

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest and Climate Change
Western Region, Regional Office, Nagpur

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	8(a) Building and Construction projects
2.	Name of the project	:	"Residential Project"
3.	Clearance letter (s) / OM No. and Date	:	EC Identification No. - EC24B038MH157136 & its File No-SIA/MH/INFRA2/442093/2023 Date :06.02.2024
4.	Location	:	
	a. District (S)	:	Pune
	b. State (s)	:	Maharashtra
	c. Latitude/ Longitude	:	18°33'17.63"N 73°47'8.43"E
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	Mr. Swapnil Wagh 603, Mayfair Tower I, Old Mumbai – Pune Road, Wakadewadi, Shivajinagar, Pune 411 005
	b. Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	:	Mr. Swapnil Wagh 603, Mayfair Tower I, Old Mumbai – Pune Road, Wakadewadi, Shivajinagar, Pune 411 005
6.	Salient features	:	
	a. of the project	:	It is residential project. The design of this project and utilities is thoroughly planned with the objectives of providing facilities to the people and keeping the mind on sustainable development.
	b. of the environmental management plans	:	1. Sewage treatment Plant (STP): a.Phase I: 500 KLD b. Phase II:80 KLD STP work completed. 2. Rain water harvesting: 08 nos. of RWH pits are completed. 3. Solid Waste Management: a. Wet waste treated by OWC machine b. Dry waste will be hand over to authorize contractor. 4.STP sludge is used as manure.
7.	Breakup of the project area	:	
	a. submergence area forest & non-forest	:	Non Forest
	b. Others	:	Total Plot Area (Sq.M): 65,234.00 Net Plot Area (Sq.M): 53,309.97

				FSI (Sq.M): 1,49,833.95 Non FSI (Sq.M): 1,53,166.04 Total BUA(Sq.M): 3,02,999.99
8.	Breakup of the project affected population with enumeration of those losing houses / dwelling units Only/ agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan		:	Not Applicable.
	a.	SC, ST/Adivasis	:	Not Applicable
	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)	:	Not Applicable
9.	Financial details		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference :		
	1.	Total Cost of the Project	:	Rs.688.91 Crores Only
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	We are submitting herewith funds allocated for Environmental Management Plan (EMP) During Construction phase: One Time Cost: 1,01,15,998/- Annual Cost: 30,04,800/- Lakhs/annum
	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.	:	During operational Phase: Capital Cost: 11,21,50,100/- O & M Cost : 1,65,60,940/-
	e.	Actual expenditure incurred on the project so far	:	--
	f.	Actual expenditure incurred on the environmental management plans so far	:	--
10.	Forest land requirement		:	Not Applicable
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information		:	Not Applicable
12.	Status of construction		:	Same as part- 'A'
	a.	Date of commencement (Actual and/or planned)	:	03-01-2015
	b.	Date of completion (Actual and/or planned)	:	Approx. 2026
13.	Reasons for the delay if the Project is yet to		:	Not applicable

	start		
14	Dates of site visits	:	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	: RO Site Visit held on 06.01.2023
	b.	Date of site visit for this monitoring report	: Not Yet Visited.
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)		: Not Applicable
	(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently)		:

Enclosure No. II

Copy of Environmental Clearance

ENVIRONMENTAL
CLEARANCE



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

To,

The -1

ASTRUM DEVELOPMENTS PRIVATE LIMITED

603, 6th floor, Mayfair Tower 1, Old Mumbai - Pune Road, Wakdevadi,
Pune, 411005 -411005

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/INFRA2/442093/2023 dated 28 Aug 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC24B038MH157136 |
| 2. File No. | SIA/MH/INFRA2/442093/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Expansion in Environmental clearance of
proposed Residential project at S. No. 12
(P) Village Baner Taluka Haveli, District
Pune by M/s. Astrum Developments Pvt
Ltd |
| 7. Name of Company/Organization | ASTRUM DEVELOPMENTS PRIVATE
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: 06/02/2024

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

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

This is a computer generated cover page.

PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/442093/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Astrum Developments Pvt. Ltd.,
S. No. 12 (P) Village Baner,
Taluka Haveli, District Pune.

Subject : Environmental Clearance for Expansion in Environmental clearance of proposed Residential project at S. No. 12 (P) Village Baner Taluka Haveli, District Pune by M/s. Astrum Developments Pvt Ltd

Reference : Application no. SIA/MH/INFRA2/442093/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 183rd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 272nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14th December, 2023.

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

1.	Proposal Number	SIA/MH/ INFRA2/441431/2023	
2.	Name of Project	Environmental clearance for Expansion in proposed Residential project at S. No. 12 (P) Village Baner Taluka Haveli, District Pune by M/s. Astrum Developments Pvt Ltd	
3.	Project category	8b (B1) Township and Area Developments project	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Jayant Oswal Designation: Authorized Signatory M/s. Astrum Development Pvt Ltd
		Regd. Office address	603, 6 th Floor, Mayfair Tower 1, Old Mumbai-Pune Road, Wakdewadi, Pune, 411005
		Contact number	+91 20 3041 3030
		E-mail	Moef.nppl@kalpataru.com
6.	Consultant	VK:e Environment LLP, Pune	
7.	Applied for	Expansion in EC	
8.	Details of previous EC	Yes, project has received Expansion in Environmental Clearance vide no. SEIAA-EC-0000001977 dated 11 th September 2019.	
9.	Location of the project	S. No. 12 (P) Village Baner Taluka Haveli, District Pune	
10.	Latitude and Longitude	Latitude- 18°33'17.52"N Longitude- 73°47'8.41"E	
11.	Total Plot Area (m ²)	65,234.00	
12.	Deductions (m ²)	27,420.59	
13.	Net Plot area (m ²)	53,309.97	
14.	Proposed FSI area (m ²)	1,49,833.95	

15.	Proposed non-FSI area (m ²)	1,53,166.04					
16.	Proposed TBUA (m ²)	3,02,999.99					
17.	TBUA (m ²) approved by Planning Authority till date	In Process					
18.	Ground coverage (m ²) & %	14,065.82 (26.38 % of net plot area)					
19.	Total Project Cost (Rs.)	Rs. 688.91 Cr.					
20.	CER as per MoEF & CC circular dated 01/05/2018	--					
21.	Details of Building Configuration:						
	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Remark
	As per EC received on 11.09.2019			Proposed Expansion			
1	Building A	2P+Podium+21	75.65	Building A	2P+Podium+21	75.65	No change
2	Building B	3P+Podium+21	75.43	Building B	3P+Podium+21	75.43	
3	Building C	5P+Podium+20	75.75	Building C	5P+Podium+20	75.75	
4	Building D	3P+Podium+20	74.29	Building D	3P+Podium+20	74.29	
5	Building E	3P+Podium+20	74.29	Building E	3P+Podium+20	74.29	
6	Building F	5P+Podium+20	75.77	Building F	5P+Podium+20	75.77	
7	Building G	3P+Podium+21	75.43	Building G	3P+Podium+21	75.43	
8	Building H	2P+Podium+21	75.65	Building H	2P+Podium+21	75.65	
9	Building I	Ground	4.80	Building I	Ground	4.80	
	Club House 1	G+1	8.40	Club House 1	G+1	8.40	
Phase II							
1	Aurum (A1)	3B+5P+21	75.00	Wing (A1)	3B+5P+21	75.20	Change in design
	Aurum (A2)	3B+5P+21	75.00	Wing (A2+A3)	3B+5P+21	75.20	
	Aurum (A3)	3B+5P+21	75.00	Wing (A4+A5)	3B+5P+21	72.20	
	Club House 1	G	8.00	Building A6	B+GP+Podium+1 Floor	12.00	
	Club House 2	G	8.00	Building A7	B+GP+Podium+1 Floor	12.00	
2	Solis Building B (To be handed over to PMC)	2B+P+5	19.55	Solis Building B	2B+P+5 floor	19.55	

22.	Total number of tenements and Population	Residential Flats: 1,226 nos. Total Population:6,690 nos.			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh water	602	Fresh water	602
		Recycled water – Flushing	301	Recycled water – Flushing	301
		Recycled water – Gardening	115	Recycled water – Gardening	0
		Swimming Pool water from Tanker	07	Swimming Pool water from Tanker	07
		Total Water Requirement	1025	Total Water Requirement	910
		Wastewater Generation	777	Wastewater Generation	777
24.	Water Storage Capacity for Firefighting / UGT	UGT for Firefighting- Phase 1: 800 KLD and Phase 2-Aurum Wing: 200 KLD			
25.	Source of water	Pune Municipal Corporation (PMC)			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 13.00 m. to 19.40 m. BGL. (16.20 BGL Average); Rainy Season – 5.80 m. to 8.80 BGL. (7.30 BGL Average); Winter Season – 9.40 m. to 14.10 m. BGL. (11.75 BGL Average)		
		Size and no of RWH tank(s) and Quantity:	Not Applicable		
		Quantity and size of recharge pits:	No of recharge Pits: 16 Nos. Roof top recharge - 5 nos. and Surface Recharge – 11 nos. Size: 2.25 M. X 2.25 M. X 1.50 M for Roof Top pits & 2.00 M. X 2.00 M. X 2.00 M for Surface pits		
		Details of UGT tanks if any:	Not Applicable		
27.	Sewage and Wastewater	Sewage generation in:	777 KLD		
		STP technology:	MBBR		
		Capacity of STP (CMD):	880 KLD Phase 1: 500 KLD and Phase 2: 300 KLD and 80 KLD		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	30	Will be handed over to Authorized vendor	
		Wet waste:	20	Will be handed over to Authorized vendor	
		Construction waste:	The Construction waste generated during construction has already been segregated, reused on site and surplus quantity has been led to scrap dealers for recycling. Due to proposed construction, waste generated shall be segregated, reused on site and surplus quantity shall be led to scrap dealers for recycling.		
29.	Solid Waste Management during	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	1,338	Will be handed over to SWACH	

	Operation Phase	Wet waste:	2,007	Will be treated in organic Waster Converter (OWC)	
		Hazardous waste:	00	NA	
		Biomedical waste	00	NA	
		E-Waste	18	Will be handed over to SWACH	
		Sludge	69		
30.	Green Belt Development	Total RG area required (m ²)	6065.25 Sq. m		
		Existing trees on plot:	487 nos.		
		Number of required Trees	666 nos.		
		Number of trees proposed:	360 nos.		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	77 KW		
		DG set for Construction phase	1 x 100 kVA for Proposed buildings		
		During Operation phase (Connected load):	Phase I – 6,423 KW and Phase II – 2,737.99 KW		
		During Operation phase (Demand load):	Phase I – 2,753 KW and Phase II – 1,315 KW		
		Transformer:	Phase I: 5 x 630 kVA, 1 x 315 kVA Phase II: 2 x 630 kVA, 1 x 315 kVA		
		DG set:	Phase 1: 2 x 625 KVA Phase 2: 2 x 200 KVA		
		Fuel used:	HSD		
32.	Details of Energy saving	Energy Saving by Renewable Energy 5%			
33.	Environmental Management plan budget during Construction phase	Type	Details	One Time Cost	Annual Cost
		Air Environment	Erosion control- Dust Suppression with Periodic Water Sprinkling	-	1,44,000.00
		Land	Barricading	1,76,000.00	-
			Cost of Top Soil Conservation, including removal of topsoil using Scrapper/JCB and Storage in designated area	90,89,998.00	-
		Health and Safety	Establishment of Labour Colony and Labour Colony Toilets & Sanitation	3,00,000.00	-
			Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours	-	5,04,000.00
		Health facility	Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	-	5,46,000.00
			Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as		10,00,000.00

			per requirements of Safety Laws pertaining to Construction Sites		
			Cost of Electricity Backup with DG sets	5,50,000.00	-
		Environment Man agent	Environmental Office / Cell on Project Site	-	74,000.00
		Environmental Monitoring	Environmental Monitoring	-	7,36,800.00
		Total		1,01,15,998	30,04,800
34.	Environmental Management plan Budget during Operation phase	Component		Capital (Rs.)	O & M (Lakh. /Y)
		Sewage treatment		2,50,48,100	57,47,400
		RWH		1,53,75,000	2,00,000
		Solid Waste		52,25,000	13,69,140
		Green belt development		4,20,00,000	42,00,000
		Energy saving		74,00,000	16,21,000
		Environmental Monitoring		33,12,000	-
		Lightening arrestor		48,00,000	-
		DG set Installation		89,90,000	34,23,400
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m²)
		4-Wheeler	1908	1908	93,162.73 m ²
		2-Wheeler	2842	2842	
		Bicycle	1971	1971	
36.	Details of Court cases/litigations w.r.t the project and project location if any.			No court cases against project/land as informed by Project proponent	

Particulars	EC dated 11 th September 2019	Proposed Expansion	Remarks
Plot area	65,234.00 sqm	65,234.00 sqm	Same as per earlier EC
FSI area	1,18,290.08 sqm	1,49,833.95 sqm	Increased by 31,543.87 sqm
Non FSI area	1,84,737.91 sqm	1,53,166.04 sqm	Decreased by 31,571.87 sqm
Total Built up area	3,03,027.99 sqm	3,02,999.99 sqm	Decreased by 28.00 sqm

Comparative Statement_ Building Configuration

Pervious EC dated 11.09.2019				Proposed building			
Sr. No	Building name	Configura tion	Building Height (m)	Building name	Configurati on	Building Height(m)	Remark
1.	Building A	2P+Podiu m+21	75.65	Building A	2P+Podium +21	75.65	RCC completed
2.	Building B	3P+Podiu m+21	75.43	Building B	3P+Podium +21	75.43	Completed
3.	Building C	5P+Podiu	75.75	Building C	5P+Podium	75.75	Completed

		m+20			+20		
4.	Building D	3P+Podium m+20	74.29	Building D	3P+Podium +20	74.29	RCC completed
5.	Building E	3P+Podium m+20	74.29	Building E	3P+Podium +20	74.29	Completed
6.	Building F	5P+Podium m+20	75.77	Building F	5P+Podium +20	75.77	Completed
7.	Building G	3P+Podium m+21	75.43	Building G	3P+Podium +21	75.43	Completed
8.	Building H	2P+Podium m+21	75.65	Building H	2P+Podium +21	75.65	RCC work in progress up to 17 th Floor
9.	Building I	Ground	4.80	Building I	Ground floor	4.80	Completed up to plinth
10.	Club House 1	G+1	8.40	Club House 1	G+1	8.40	Completed
11.	Aurum (A1)	3B+5P+21	75.00	Wing (A1)	3B+5P+21	75.20	Excavation work started and as of now stopped
12.	Aurum (A2)	3B+5P+21	75.00	Wing (A2+A3)	3B+5P+21	75.20	Excavation work started and as of now stopped
13.	Aurum (A3)	3B+5P+21	75.00	Wing (A4+A5)	3B+5P+21	72.20	Excavation work started and as of now stopped
14.	Club House 1	G	8.00	Building A6 (Club)	B+GP+Podium+1	12.00	Not yet started
15.	Club House 2	G	8.00	Building A7(Club)	B+GP+Podium+1	12.00	Not yet started
16.	Solis Building B	2B+P+5	19.55	Solis Building B	2B+P+5	19.55	Existing building Completed up to 5 th floor. Proposed extension of building is not yet started

Comparative Statement for the project

Sr. No.	Project Details	Pervious EC dated 11.09.2019	Proposed Expansion	Remark
1.	Tenement	Residential Flats: 1,347 nos.	Residential Flats :1,226 nos.	Decreased by 121 nos. of flats In Soils and Wing A1 to A5
2.	Population	Residential population : 6,870 nos.	Residential: 6,690 nos.	Decreased by 180 nos. In Soils and Wing A1 to A5
3.	Fresh Water Requirement	623 KLD	602 KLD	Decreased by 21 KLD
	Flushing	312 KLD	301 KLD	Decreased by 11 KLD

4.	Sewage Generation	811 KLD	777 KLD	Decreased by 34 KLD
5.	STP	950 KLD (STP 1 – 500 KLD STP 2 – 450 KLD)	880 KLD (STP 1- 500 KLD STP 2 – 300 KLD STP 3 – 80 KLD)	Decreased by 70 KLD in total capacity
6.	Solid waste Generation	3,461 kg/day	3,345 kg/day	Decreased by 116 kg/day

3. The proposal has been considered by SEIAA in its 272nd (Day-2) meeting held on 14th December, 2023 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 increase the energy saving by providing more solar hot water.
2. PP to submit basement dewatering plan.
3. PP to submit the details of tree to be cut / transplanted along with photographs.
4. PP to submit revised carbon foot print report incorporating component of EV Charging.
5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
6. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 6065.24 m² on mother earth without any construction Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI-1,49,833.95 m², Non FSI-1,53,166.04 m², total BUA-3,02,999.99 m². (Plan approval No-Zone-3/5265, dated-05.12.2023)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent

authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at

Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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, Pune.
6. Commissioner, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: January 15, 2019

To,
M/s. Neo Pharma Pvt. Ltd.
at Survey No. 12 (P) at Village Baner, Taluka - Haveli, Dist. - Pune, State - Maharashtra.

Subject: Environment Clearance for Expansion of Residential Development at Baner, Pune
Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 75th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 150th meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8 (b) B1 as per EIA Notification 2006.

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

1.Name of Project	Residential Development
2.Type of institution	Private
3.Name of Project Proponent	M/s. Neo Pharma Pvt. Ltd.
4.Name of Consultant	M/s. Ultra-Tech (Environmental Consultancy & Laboratory)
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environment Clearance obtained vide No. SEAC-2012/CR-110/TC-2 dated 29/09/2014
8.Location of the project	Survey No. 12 (P) at Village Baner, Taluka - Haveli, Dist. - Pune, State - Maharashtra.
9.Taluka	Haveli
10.Village	Baner
Correspondence Name:	M/s. Neo Pharma Pvt. Ltd.
Room Number:	603
Floor:	6th Floor
Building Name:	Mayfair Tower I
Road/Street Name:	Old Mumbai - Pune Road
Locality:	Wakadewadi, Shivajinagar
City:	Pune
11.Area of the project	Pune Municipal Corporation (P.M.C.)
12.IOD/IOA/Concession/Plan Approval Number	Commencement Certificate No. CC/3004/17 IOD/IOA/Concession/Plan Approval Number: Commencement Certificate No. CC/3004/17 Approved Built-up Area: 122935.78
13.Note on the initiated work (If applicable)	Construction initiated on site after receipt of Environmental Clearance vide letter SEAC 2012/CR-110/TC-2 dated 29/09/2014 . Construction work completed on site as on date is 1, 18,922.84 Sq. mt.

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Shri. Anil Diggikar (Member Secretary SEIAA)

14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	--
15.Total Plot Area (sq. m.)	65,234.00 Sq. mt.
16.Deductions	16,536.73 Sq. mt.
17.Net Plot area	48,697.27 Sq. mt.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 1, 19,135.01 Sq. mt.
	Non FSI area (sq. m.): 1, 84,737.91 Sq. mt.
	Total BUA area (sq. m.): 303872.92
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 49,840.42 Sq. mt.
	Approved Non FSI area (sq. m.): 73,095.36 Sq. mt.
	Date of Approval: 12-02-2018
19.Total ground coverage (m2)	14,065.82 Sq. mt.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	29 %
21.Estimated cost of the project	6249000000



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22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	PMC/ Tanker water for Swimming pool make up
	Fresh water (CMD):	623
	Recycled water - Flushing (CMD):	312 KLD
	Recycled water - Gardening (CMD):	66 KLD
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	1008 KLD
	Fire fighting - Underground water tank(CMD):	1025 KL
	Fire fighting - Overhead water tank(CMD):	280 KL
	Excess treated water	352 KLD
Wet season:	Source of water	PMC/ Tanker water for Swimming pool make up
	Fresh water (CMD):	623
	Recycled water - Flushing (CMD):	312 KLD
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	942 KLD
	Fire fighting - Underground water tank(CMD):	1025 KL
	Fire fighting - Overhead water tank(CMD):	280 KL
	Excess treated water	418 KLD
Details of Swimming pool (If any)	Dimension of Swimming Pool: - •Lap pool - 40 m. x 4.5 m. x 1.2 m. (water depth) •Main Pool - 19.38 m. x 8.6 m. x 1.2 m. (water depth) •Kids pool - 3.8 m. x 3.8 m. x 0.6 m. (water depth) Total water Requirement: 425 Cum Water requirement for make-up: 7 m ³ /day Budgetary allocation (Capital cost and O & M cost) Capital Cost: Rs. 174.00 Lacs O & M Cost: Rs. 17.40 Lacs/annum	

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Fresh water requirement	NA	623	623	NA	125	125	NA	498	498
Domestic	NA	312	312	NA	NA	NA	NA	312	312
Gardening	NA	66	66	NA	66	66	NA	NA	NA

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	Summer Season - 13.00 m. to 19.40 m. BGL. (16.20 BGL Average) ; Rainy Season - 5.80 m. to 8.80 BGL. (7.30 BGL Average) ; Winter Season - 9.40 m. to 14.10 m. BGL. (11.75 BGL Average)
	Size and no of RWH tank(s) and Quantity:	NA
	Location of the RWH tank(s):	NA
	Quantity of recharge pits:	14 Nos. of Rain Water Harvesting Pits
	Size of recharge pits :	2m x 2m x 2m
	Budgetary allocation (Capital cost) :	Rs.17.50 Lacs
	Budgetary allocation (O & M cost) :	Rs.1.00 Lac/annum
Details of UGT tanks if any :	Phase I: Domestic: 819563 Lit/day Flushing: 411638 Lit/day Fire: 800000 Lit/day Phase II: Domestic: 438750 Lit/day Flushing: 219375 Lit/day Fire: 225000 Lit/day	

26.Storm water drainage	Natural water drainage pattern:	The site is sloping from South East to North West
	Quantity of storm water:	1.45 m ³ /sec
	Size of SWD:	10.0 mt. width X 1.20 mt. Depth with Slope 1:300

27.Sewage and Waste water	Sewage generation in KLD:	Phase I: 426 KLD; Phase II: 385 KLD And Total: 811 KLD
	STP technology:	RMBR (Rotating Media Bio Disk Reactor)
	Capacity of STP (CMD):	Phase I: 500 KL (1 No.) And Phase II: 450 KL (1 No.)
	Location & area of the STP:	Underground
	Budgetary allocation (Capital cost):	Rs. 300 Lacs
	Budgetary allocation (O & M cost):	Rs. 25 Lacs/annum



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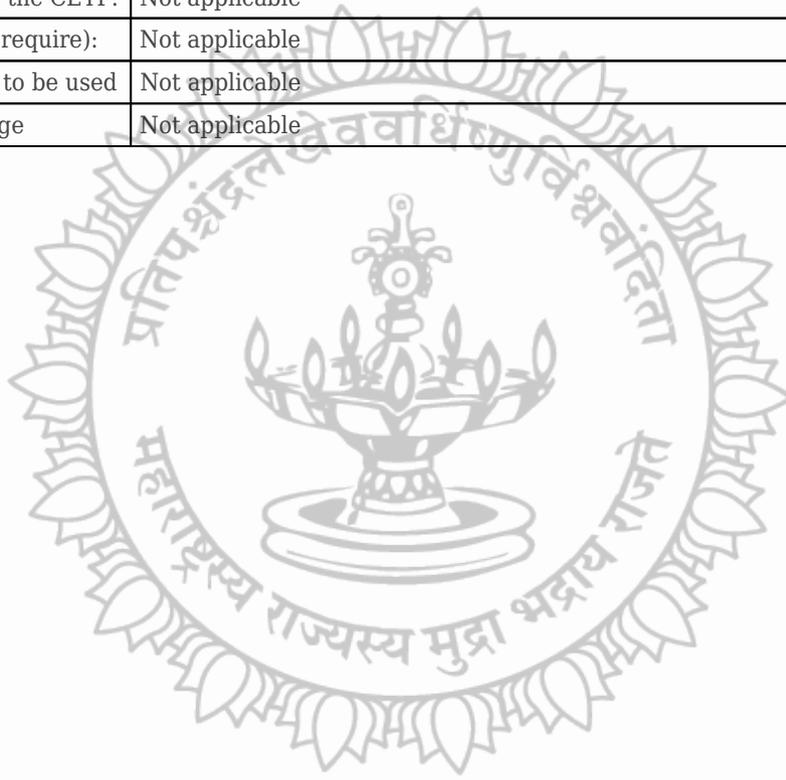
28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Excavation material (58249 Cum) has already been reused on site for backfilling and leveling, remaining excavation material (63037 Cum) shall be reused on site for backfilling and leveling
	Disposal of the construction waste debris:	Use of Construction waste (Brick, blocks, ceramic tiles, marbles etc) for waterproofing work, paving & landscaping areas
Waste generation in the operation Phase:	Dry waste:	2077 kg/day
	Wet waste:	1384 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	122 kg/day
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	Through SWACH agency
	Wet waste:	SMART Organic Waste Composting system
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Used as Manure after treatment in OWC
	Others if any:	NA
Area requirement:	Location(s):	Ground Level
	Area for the storage of waste & other material:	131 Sq. mt.
	Area for machinery:	24 Sq. mt.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 56.50 Lacs
	O & M cost:	Rs. 12.33 Lacs/annum

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29. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	DG Set	For 630 kVA X 2 Nos.: 262.0 litre/Hour @ 100% Loading, For 82.5 kVA: 19.5 litre/Hour @ 100% Loading and For 160 kVA: 36.9 litre/Hour @ 100% Loading	3 nos.	For 630 kVA: 8 mt. ; For 82.5 kVA and 160 kVA: 5 mt.	150 mm and 100 mm	438 Degree Celsius	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	HSD	NA	For 630 KVA X 2 Nos.: 262.0 litre/Hour @ 100% Loading, for 82.5 KVA: 19.5 litre/Hour @ 100% Loading and for 160 KVA: 36.9 litre/Hour @ 100% Loading	318.4 litre/ Hour			
33.Source of Fuel		Nearby pump					
34.Mode of Transportation of fuel to site		By Road					
35.Energy							

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Power requirement:	Source of power supply :	Maharashtra State Electricity Distribution Company Limited (MSEDCL)
	During Construction Phase: (Demand Load)	77 KW
	DG set as Power back-up during construction phase	2 Nos. of 125 kVA each
	During Operation phase (Connected load):	Phase I: 6423 KW And Phase II: 3204 KW
	During Operation phase (Demand load):	Phase I: 2753 KW And Phase II: 2136 KW
	Transformer:	Phase I: 630 kVA X 5 Nos. and 315 kVA X 1 No. Phase II: 630 kVA X 5 Nos.
	DG set as Power back-up during operation phase:	Phase I: 630 kVA X 2 Nos. Phase II: 160 kVA X 1 No. & 82.5 kVA X 1 No.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

Energy saving by non-conventional method:

Provision of Solar system

36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Energy Saving using Conventional T5 FTL fixture with Electronic Ballast Vs Conventional T8 FTL with Magnetic Ballasts:	18 %
2	Energy Saving using Automatic Timer operation Against Manual operation for External & Common Area Lighting	9.09%
3	Energy Saving using Solar Water Heater Against Electrical water Heater	67.12%
4	Conventional CFL fixture with Electronic Ballast Vs Energy efficient LED fixtures for flat internal point	14.29%
5	Energy saving due to Ventilation system	75%
6	Energy efficient distribution transformer	5.5%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Air Pollution by DG sets	--	Acoustic enclosure for DG set
Sewage generated	--	STP
Biodegradable Solid Waste	--	Organic Waste Converter

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 68.87 Lacs (Solar system)
	O & M cost:	Rs. 1.80 Lacs/annum (Solar system)

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38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water for Dust Suppression	7.20
2	Air Environment	Air and Noise Monitoring: Sensors for Air and Noise level monitoring	12.50
3	Air Environment	By outside MoEF & CC Approved Laboratory	3.30
4	Air Environment	EMP for Batching plant	1.07
5	Water Environment	Drinking water analysis	0.15
6	Land Environment	Site Sanitation & Safety	5.00
7	Socio Economic Environment	Disinfection- Pest Control	6.00
8	Socio Economic Environment	First Aid Facility	0.12
9	Socio Economic Environment	Health Check up	36.0

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Gardening	Landscape development	60.29	1.20
2	Water Environment: Waste water treatment	Cost for Sewage Treatment Plants + On site sensors	336.0	27.00
3	Water Environment: Rain Water Harvesting	14 Nos. of recharging pits	17.50	1.00
4	Water Environment: Swimming Pool	--	174.00	17.40
5	Land Environment: Organic Waste Composting	Biodegradable solid waste treatment	56.50	12.33
6	Energy Conservation	Solar Hot Water & Solar PV panels for proposed building	68.87	1.80
7	Environmental Monitoring	Ambient Air quality, Noise monitoring, DG Stack Exhaust, waste water, Manure etc.	No set up cost is involved	1.26

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Any Other Information							
No Information Available							



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	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8 (b) B1
	Court cases pending if any	NA
	Other Relevant Informations	HRC permission obtained on 07/01/2017
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	21-03-2018

3. The proposal has been considered by SEIAA in its 150th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to repeat stack monitoring for DG sets while DG set is in operating condition.
II	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF&CC circular dated 01.05.2018 with details of fund utilization & agreement with executor. PP to consider total project cost while calculating CER amount as no occupation is received yet.
III	PP to discuss CER activity plan with Commissioner, PMC and submit the revised CER plan.
IV	FSI area: 68359.80 m ² , Non FSI area: 75264.75 m ² & Total BUA: 143624.55 m ²

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	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.

X	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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	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.
XXI	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.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

XXXIV	Diesel power generating sets proposed as source 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 DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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 in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage 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. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	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 .
L	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.
LI	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.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO 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.
LIII	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.

LIV

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.



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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. 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.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

10. 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.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: September 11, 2019

To,
M/s. Neo Pharma Pvt. Ltd.
at Survey No. 12 (P) at Village Baner, Taluka - Haveli, Dist. - Pune, State - Maharashtra.

Subject: Environment Clearance for Expansion of Residential Development at Baner, Pune
Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 174th meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8 (b) B1 as per EIA Notification 2006.

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

1.Name of Project	Residential Development
2.Type of institution	Private
3.Name of Project Proponent	M/s. Neo Pharma Pvt. Ltd.
4.Name of Consultant	M/s. Ultra-Tech (Environmental Consultancy & Laboratory) - NABET/EIA/1720/RA0094
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environment Clearance obtained vide No. SEAC-2012/CR-110/TC-2 dated 29/09/2014 and and 2nd EC from Environment Department, SEIAA having EC file Number SEIAA EC 0000000620 dated 15th January, 2019
8.Location of the project	Survey No. 12 (P) at Village Baner, Taluka - Haveli, Dist. - Pune, State - Maharashtra.
9.Taluka	Haveli
10.Village	Baner
Correspondence Name:	M/s. Neo Pharma Pvt. Ltd.
Room Number:	603
Floor:	6th Floor
Building Name:	Mayfair Tower I
Road/Street Name:	Old Mumbai - Pune Road
Locality:	Wakadewadi, Shivajinagar
City:	Pune
11.Whether in Corporation / Municipal / other area	Pune Municipal Corporation (P.M.C.)
12.IOD/IOA/Concession/Plan Approval Number	Commencement Certificate No. CC/0737/19 dated 10.07.2019 IOD/IOA/Concession/Plan Approval Number: Commencement Certificate No. CC/0737/19 dated 10.07.2019 Approved Built-up Area: 306629.82

SEIAA Meeting No: 174 Meeting Date: August 29, 2019 (SEIAA-STATEMENT-0000003763)
SEIAA-MINUTES-0000002499
SEIAA-EC-0000001977

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Shri. Anil Diggikar (Member Secretary SEIAA)

22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	PMC/ Tanker water for Swimming pool make up
	Fresh water (CMD):	623
	Recycled water - Flushing (CMD):	312 KLD
	Recycled water - Gardening (CMD):	66 KLD
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	1008 KLD
	Fire fighting - Underground water tank(CMD):	1025 KL
	Fire fighting - Overhead water tank(CMD):	280 KL
	Excess treated water	352 KLD
Wet season:	Source of water	PMC/ Tanker water for Swimming pool make up
	Fresh water (CMD):	623
	Recycled water - Flushing (CMD):	312 KLD
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	942 KLD
	Fire fighting - Underground water tank(CMD):	1025 KL
	Fire fighting - Overhead water tank(CMD):	280 KL
	Excess treated water	418 KLD
Details of Swimming pool (If any)	Dimension of Swimming Pool: - •Lap pool - 40 m. x 4.5 m. x 1.2 m. (water depth) •Main Pool - 19.38 m. x 8.6 m. x 1.2 m. (water depth) •Kids pool - 3.8 m. x 3.8 m. x 0.6 m. (water depth) Total water Requirement: 425 Cum Water requirement for make-up: 7 m ³ /day Budgetary allocation (Capital cost and O & M cost) Capital Cost: Rs. 174.00 Lacs O & M Cost: Rs. 17.40 Lacs/annum	

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Fresh water requirement	Not Applicable	623	623	Not Applicable	125	125	Not Applicable	498	498
Domestic	Not Applicable	312	312	Not Applicable	NA	NA	Not Applicable	312	312
Gardening	Not Applicable	66	66	Not Applicable	66	66	Not Applicable	NA	NA

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	Summer Season - 13.00 m. to 19.40 m. BGL. (16.20 BGL Average) ; Rainy Season - 5.80 m. to 8.80 BGL. (7.30 BGL Average) ; Winter Season - 9.40 m. to 14.10 m. BGL. (11.75 BGL Average)
	Size and no of RWH tank(s) and Quantity:	Not Applicable
	Location of the RWH tank(s):	Not Applicable
	Quantity of recharge pits:	14 Nos. of Rain Water Harvesting Pits
	Size of recharge pits :	2m x 2m x 2m
	Budgetary allocation (Capital cost) :	Rs.17.50 Lacs
	Budgetary allocation (O & M cost) :	Rs.1.00 Lac/annum
Details of UGT tanks if any :	Phase I: Domestic: 819563 Lit/day Flushing: 411638 Lit/day Fire: 800000 Lit/day Phase II: Domestic: 438750 Lit/day Flushing: 219375 Lit/day Fire: 225000 Lit/day	

26.Storm water drainage	Natural water drainage pattern:	The site is sloping from South East to North West
	Quantity of storm water:	1.45 m3/sec
	Size of SWD:	10.0 mt. width X 1.20 mt. Depth with Slope 1:300

27.Sewage and Waste water	Sewage generation in KLD:	Phase I: 426 KLD; Phase II: 385 KLD And Total: 811 KLD
	STP technology:	RMBR (Rotating Media Bio Disk Reactor)
	Capacity of STP (CMD):	Phase I: 500 KL (1 No.) And Phase II: 450 KL (1 No.)
	Location & area of the STP:	Underground
	Budgetary allocation (Capital cost):	Rs. 300 Lacs
	Budgetary allocation (O & M cost):	Rs. 25 Lacs/annum



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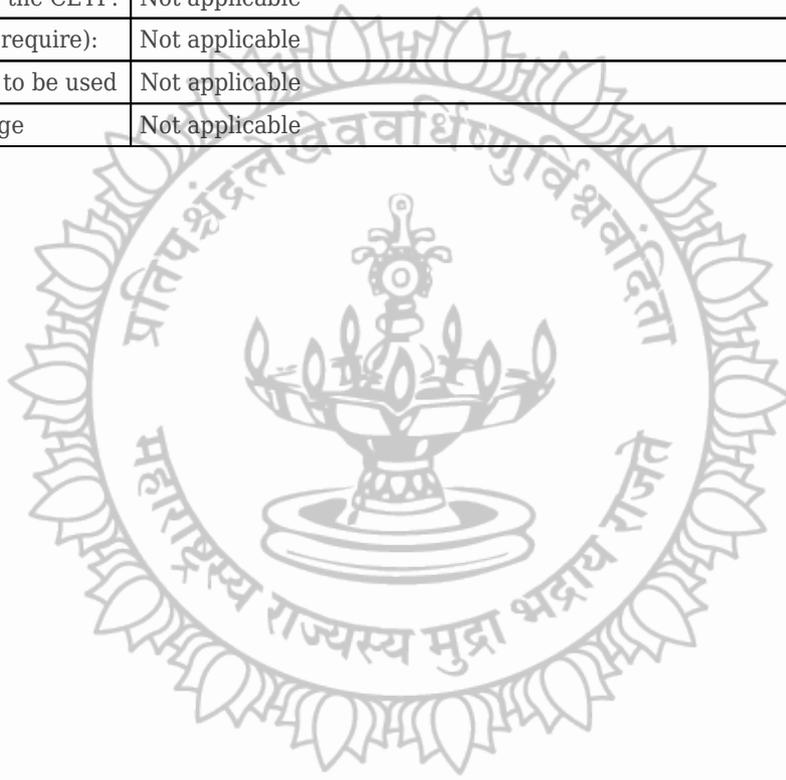
28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Excavation material (58249 Cum) has already been reused on site for backfilling and leveling, remaining excavation material (63037 Cum) shall be reused on site for backfilling and leveling
	Disposal of the construction waste debris:	Use of Construction waste (Brick, blocks, ceramic tiles, marbles etc) for waterproofing work, paving & landscaping areas
Waste generation in the operation Phase:	Dry waste:	2077 kg/day
	Wet waste:	1384 kg/day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	122 kg/day
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	Through SWACH agency
	Wet waste:	SMART Organic Waste Composting system
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Used as Manure after treatment in OWC
	Others if any:	Not Applicable
Area requirement:	Location(s):	Ground Level
	Area for the storage of waste & other material:	131 Sq. mt.
	Area for machinery:	24 Sq. mt.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 56.50 Lacs
	O & M cost:	Rs. 12.33 Lacs/annum

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29. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	DG Set	For 630 kVA X 2 Nos.: 262.0 litre/Hour @ 100% Loading, For 82.5 kVA: 19.5 litre/Hour @ 100% Loading and For 160 kVA: 36.9 litre/Hour @ 100% Loading	3 nos.	For 630 kVA: 8 mt. ; For 82.5 kVA and 160 kVA: 5 mt.	150 mm and 100 mm	438 Degree Celsius	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	HSD	Not Applicable	For 630 KVA X 2 Nos.: 262.0 litre/Hour @ 100% Loading, for 82.5 KVA: 19.5 litre/Hour @ 100% Loading and for 160 KVA: 36.9 litre/Hour @ 100% Loading	318.4 litre/ Hour			
33.Source of Fuel		Nearby pump					
34.Mode of Transportation of fuel to site		By Road					
35.Energy							

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Power requirement:	Source of power supply :	Maharashtra State Electricity Distribution Company Limited (MSEDCL)
	During Construction Phase: (Demand Load)	77 KW
	DG set as Power back-up during construction phase	2 Nos. of 125 kVA each
	During Operation phase (Connected load):	Phase I: 6423 KW And Phase II: 3204 KW
	During Operation phase (Demand load):	Phase I: 2753 KW And Phase II: 2136 KW
	Transformer:	Phase I: 630 kVA X 5 Nos. and 315 kVA X 1 No. Phase II: 630 kVA X 5 Nos.
	DG set as Power back-up during operation phase:	Phase I: 630 kVA X 2 Nos. Phase II: 160 kVA X 1 No. & 82.5 kVA X 1 No.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

Energy saving by non-conventional method:

Provision of Solar water heating system
Provision of Solar panels

36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Energy Saving using Conventional T5 FTL fixture with Electronic Ballast Vs Conventional T8 FTL with Magnetic Ballasts:	18 %
2	Energy Saving using Automatic Timer operation Against Manual operation for External & Common Area Lighting	9.09%
3	Energy Saving using Solar Water Heater Against Electrical water Heater	67.12%
4	Conventional CFL fixture with Electronic Ballast Vs Energy efficient LED fixtures for flat internal point	14.29%
5	Energy saving due to Ventilation system	75%
6	Energy efficient distribution transformer	5.5%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Air Pollution by DG sets	Acoustic enclosure for DG set	Acoustic enclosure for DG set
Sewage generated	STP provided	STP provided
Biodegradable Solid Waste	Organic Waste Converter	Organic Waste Converter

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 68.87 Lacs (Solar system)
	O & M cost:	Rs. 1.80 Lacs/annum (Solar system)

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water for Dust Suppression	7.20
2	Air Environment	Air and Noise Monitoring: Sensors for Air and Noise level monitoring	12.50
3	Air Environment	By outside MoEF & CC Approved Laboratory	3.30
4	Air Environment	EMP for Batching plant	1.07
5	Water Environment	Drinking water analysis	0.15
6	Land Environment	Site Sanitation & Safety	5.00
7	Socio Economic Environment	Disinfection- Pest Control	6.00
8	Socio Economic Environment	First Aid Facility	0.12
9	Socio Economic Environment	Health Check up	36.0

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Gardening	Landscape development	60.29	1.20
2	Water Environment: Waste water treatment	Cost for Sewage Treatment Plants + On site sensors	336.0	27.00
3	Water Environment: Rain Water Harvesting	14 Nos. of recharging pits	17.50	1.00
4	Water Environment: Swimming Pool	--	174.00	17.40
5	Land Environment: Organic Waste Composting	Biodegradable solid waste treatment	56.50	12.33
6	Energy Conservation	Solar Hot Water & Solar PV panels for proposed building	68.87	1.80
7	Environmental Monitoring	Ambient Air quality, Noise monitoring, DG Stack Exhaust, waste water, Manure etc.	No set up cost is involved	1.26

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available



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	CRZ/ RRZ clearance obtain, if any:	Not Applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not Applicable
	Category as per schedule of EIA Notification sheet	8 (b) B1
	Court cases pending if any	Not Applicable
	Other Relevant Informations	HRC permission obtained on 07/01/2017
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	21-03-2018

3. The proposal has been considered by SEIAA in its 174th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to submit CER plan to Municipal Commissioner/District Collector and submit the acknowledgement to Member Secretary, SEIAA.
II	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.
III	SEIAA decided to grant EC for: FSI: 118290.08 m2, Non-FSI: 184737.91 m2 and Total BUA: 303027.99 m2 (Approval no-CC/0737/19, Date-10.07.2019)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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 imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC & SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	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.

X	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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	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.
XXI	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.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

XXXIV	Diesel power generating sets proposed as source 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 DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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 in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage 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. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	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 .
L	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.
LI	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.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO 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.
LIII	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.

LIV

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.



Government of Maharashtra

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. 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.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

10. 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.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR

ENCLOSURE III

CONSENT TO ESTABLISH COPY



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

No:- Format1.0/CAC-CELL/UAN No.0000075303/CE - 2001002104

Date: 30/01/2020

To,
M/s. Neo Pharma Pvt. Ltd.,
Survey No. 12 (P), Baner,
Tal. Haveli, Dist. Pune.

Sub: Re-validation of Consent to Establish with expansion & change in name for construction of residential housing project under L.S.I Red Category

- Ref:**
1. Environment Clearance accorded by Env. Dept GoM vide dtd. 29.09.2014.
 2. Consent to Establish accorded by Board vide dtd. 26.12.2014.
 3. Environment Clearance for expansion accorded by Env. Dept GoM vide dtd. 11.09.2019.
 4. Minutes of CAC meeting held on 31.12.2019.

Your application NO. MPCB-CONSENT-0000075303

For: grant of Re-validation of Consent to Establish with expansion & change in name 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 Revalidation of Consent to Establish is granted for a period upto commissioning of project or upto 31-12-2024 whichever is earlier.**
2. **The capital investment of the project is Rs.641.0283 Crs. (As per C.A Certificate submitted by industry).**
3. **The Re-validation of Consent to Establish with expansion & change in name is valid for construction of residential building project named as Kalpataru Jade, M/s. Neo Pharma Pvt. Ltd., Survey No. 12 (P), Baner, Tal. Haveli, Dist. Pune on Total Plot Area of 65,234.00 SqMtrs for total construction BUA of 3,03,027.99 SqMtrs as per EC granted dated 11.09.2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 29.09.2014	62614.00	146451.32
2	Consent to establish vide dated 26.12.2014	62614.00	146451.32
3	Environment Clearance for expansion dated 11.09.2019	62614.00	303027.99



4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	811	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
S1 to S2	DG Set (2 x 630 KVA)	2	As per Schedule -II
S3	DG set (82.5 KVA)	1	As per Schedule -II
S4	DG Set (160 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	1384 Kg/Day	OWC followed by composting	Used as manure for gardening within own premises.
2	Non Biodegradable	2077 Kg/Day	By Segregation	Handed over to authorized vendor

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
1	5.1 Used /spent oil	As Actual	Ltr/A Reprocessing	Sale to authorized recycler

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 PP shall comply with the conditions stipulated in EC dtd. 29.09.2014 & EC obtained for expansion dated 11.09.2019 & Consent to Establish.
- 11 PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 12 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air- conditioning, cooling tower make up, fire-fighting etc. and remaining shall be utilized on land for gardening.
- 13 PP shall install organic waste digester along with composting facility/ biodigester (biogas) with composting facility for the treatment of wet garbage.



Maharashtra Pollution Control Board

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- 14 PP shall submit BG of Rs. 25 Lakh (including existing BG of Rs. 10.0 Lakh) towards compliance of EC and Consent to Establish conditions.

For and on behalf of the
Maharashtra Pollution Control Board.

(E. Ravendiran IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1282057.00	5452407	11/07/2019	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CAC Desk - for record & website updating purposes.





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 **950 CMD for treatment of domestic effluent of 811 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
1.	BOD (3 days 27o C)	10
2.	Suspended Solids	20
3.	COD	50
4.	Residual Chlorine	1ppm

- 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	940.00
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.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S1 to S2	DG Set (2 x 630 KVA)	NA	4.5	HSD	132.3 Kg/Hr
S3	DG set (82.5 KVA)	NA	3.5	HSD	17.32 Kg/Hr
S4	DG Set (160 KVA)	NA	3.5	HSD	33.6 Kg/Hr

- 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
-------------------------	---------------	------------------------

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



SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Re-validation of C2E	25.0 Lakh	15 days	Towards compliance of consent conditions & EC conditions	31.12.2024	30.04.2025

** 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
1	Nil	NA	NA	NA	NA	NA



SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
B	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime 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 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.
- 2 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).
- 3 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.
- 4 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.
- 5 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.



Maharashtra Pollution Control Board

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- 6 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.
- 7 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.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 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.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4810437/4020781
4037124/4035273
Fax : 24044532/4024088 /4023516
Email : enquiry@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400 022

Consent order No :- *Format 1.0/BO/CAC-cell/EIC-PN-22728-14/E/CAC - 12428*

Date: *26/12/2014*

To,
M/s. Astrum Developers Pvt.Ltd,
Plot no: 2, Level 3 & 4, Galaxy garden,
Next to Star Bucks Coffee, North Main road,
Koregaon park,
Pune-411001.

Subject: Consent to Establish for Proposed Residential Building project in orange category.

- Ref :
1. EC granted by GOM vide no-SEAC-2012/CR-110/TC-2 DT: 29.09.2014
 2. Minutes of 22nd CAC meeting of 2014-15 held on 9.12.2014

Your application CE1410000230

Dated: 26.08.2014

For: Consent to Establish

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 31 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (M. H. & T M) Rules 2005 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 up to commissioning of the project or 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 301 Crs. (As per undertaking submitted by PP)
3. The Consent to Establish is valid for construction of Proposed Residential Development project of M/s. Astrum Developers Pvt.Ltd, S.No. 12, Vili-Baner, Taluka-Haveli Dist-Pune-411001 on total plot area 62614 Sq.mtrs. and total Construction area (FSI+Non-FSI) 146451.32 sq.mtrs including utilities and services as per construction commencement certificate issued by local body.

1. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	463	As per Schedule - I	60% recycle for flushing, gardening and remaining discharge to municipal sewer line.

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

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DC area (3 x250 KVA)	3	As per Schedule -II



[Handwritten Signature]

4. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio degradable waste	982 Kg/Day	OWC	Use as manure
2	Non Biodegradable	802 kg/Day	Segregation	Sale to authorized vendor

7. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste:

Sr. No.	Type Of Waste	Category	Quantity	UOM	Treatment	Disposal
NIL						

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall submit the affidavit within 15 days in the prescribed format regarding the compliance of conditions of EC clearance and C to E.
11. The applicant shall comply with the conditions stipulated in Environmental clearance granted by GOM vide no-SEAC-2012/CR-110/TC-2 DT: 29.09.2014.

For and on behalf of the
Maharashtra Pollution Control Board



Rajeev Kumar Mital, (s)
Member Secretary

Received Consent fee of:-

Sr. No.	Amount (Rs.)	DD. No.	Date	Drawn On
1.	722000/-	210737	21.08.2014	Kotak Mahindra Bank Ltd
2.	100 /-	210738	21.08.2014	Kotak Mahindra Bank Ltd

Copy to:

1. Regional Officer - Pune and Sub-Regional Officer-Pune I, MPCB,
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S %	SO ₂ kg/Day
1	DG sets 3 Nos. (250 KVA)	Acoustic enclosure	3 *	HSD	123 Kg/Hr	1	265.68

- * Above roof of building in which it is installed
2. The Applicant shall provide Specific Air Pollution control equipments as per the conditions of EP Act, 1986 and rule made there under from time to time.
 3. The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards:

Particulate matter	Not to exceed	150 mg/Nm ³ .
--------------------	---------------	--------------------------

4. 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.
5. 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).



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Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/W)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
	Proposed					
1	Consent to Establish	Rs. 10 lakh	15 days from date of issue of consent	Towards compliance of EC and consent conditions	Upto Commissioning or 5 years which ever is earlier	Five years from date of issue of consent



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Schedule-IV

Conditions during construction phase:

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime 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) The applicant shall provide facility for collection of environmental samples and samples of trade and 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.
- 2) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
- 3) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- 4) Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
- 5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
- 6) The firm shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- 7) The industry should comply with the Hazardous Waste (MH & TM) Rules, 2008 and submit the Annual Returns as per Rule 5(6) & 22(2) of Hazardous Waste (MH & TM) Rules, 2008 for the preceding year April to March in Form-IV by 30th June of every year.
- 8) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- 9) **The applicant shall obtain Consent to Operate from Board before commissioning of the project.**
- 10) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website (www.mpcb.gov.in).
- 11) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
- 12) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 13) 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 MnEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 14) The industry should not cause any nuisance in surrounding area.
 - 15) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
 - 16) The applicant shall maintain good housekeeping.
 - 17) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end, with the Environment Statement.
 - 18) The non-hazardous solid waste arising at the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
 - 19) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
 - 20) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
 - 21) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.



[Handwritten signature]

ENCLOSURE NO.IV

Consent to Operate Copy

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/S.S.I

No:- Format1.0/CC/UAN No.0000125245/CO/2212001129

Date: 15/12/2022

To,
M/s Kalpataru Jade,
M/s. Neo Pharma Pvt. Ltd., Survey No. 12
(P), Baner, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Consent to Operate(part-I) for residential construction project under Red Category

- Ref:**
1. Revalidation of consent to establish granted vide No Format1.0/BO/CAC-Cell/UAN NO 0000075303/CE-2001002104 dtd 30.01.2020
 2. Minutes of 22nd Consent Committee Meeting of 2022-23 dtd. 26.11.2022

Your application NO. MPCB-CONSENT-0000125245

For: grant of Consent to Operate under Section 26 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 operate(part-I) is granted for period up to 31.10.2025**
2. **The capital investment of the project is Rs.134.25 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate (Part-I) is valid for residential construction project named as M/s Kalpataru Jade, M/s. Neo Pharma Pvt. Ltd., Survey No. 12 (P), Baner, Tal Haveli, Dist Pune on Total Plot Area of 65,234.00 SqMtrs for completed construction BUA of 107554 SqMtrs out of Total Construction BUA of 3,03,027.99 SqMtrs as per EC granted dated 11.09.2019 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 11.09.2019	65234.00	303027.99
2	Consent to Establish dtd 30.01.2020	65234.00	303027.99

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	210	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set-630 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	538 Kg/Day	OWC & Composting	As Manure
2	Non Biodegradable	360 Kg/Day	Segregation	To Local Body
3	STP Sludge	21 Kg/Day	Dewatering	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
1	5.1 Used or spent oil	100	Ltr/A	Reprocessing	To Authorized Reprocesser

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC_00001977 dtd. 11.09.2019 for residential construction project having total plot area of 65234.0 Sq.Mtrs. & proposed total construction BUA of 3,03,027.99 SqMtrs.

13. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to OE & Environmental 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	805500.00	MPCB-DR-8875	18/11/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
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 provided Sewage Treatment Plant of designed capacity 500CMD with MBBR technology for the treatment of 210 CMD of sewage.
- 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, fire fighting 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's 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	242.00
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 provided the Air pollution control (APC) system and erected 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	DG set-630 kVA	Acoustic Enclosure	8.00	HSD 262.0 Ltr/Hr	1	SO ₂	125.76 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
-------------------------	---------------	------------------------

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to O(part-I)	Rs 10 Lakhs	15 Days	Compliance of consent conditions and Operation & Maintenance of Pollution control systems	Continious	28.02.2026

** 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 per iod 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

General Conditions:

- 1 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.
- 2 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).
- 3 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.
- 4 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.
- 5 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.
- 6 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.
- 7 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.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.

- 10 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.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



ENCLOSURE NO.V

Environmental Monitoring Report

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / ☎+91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED **ULR NO. :** ULR-TC14909 25 000003195F
REPORT NO. : UT/ELS/REPORT/ 04678 /04 -2025
ISSUE DATE : 18/04/2025
YOUR REF. : 3000000956
REF. DATE : 18/01/2024

For Project: "Residential Development"
Sr.No.12 at Village-Baner,Taluka-Haveli,District-Pune
State -Maharashtra

SAMPLE PARTICULARS : **AMBIENT AIR QUALITY MONITORING**
Sampling Plan Ref. No.: : 84-04/2025 **Location Code :** 1
Sampling Procedure : : UT/LQMS/SOP/AA01A **Sample Location :** NEAR MAIN GATE.
Date & Time of Sampling : : 11/04/2025 15:00 Hrs. to 11/04/2025 23:00 Hrs.
Sample Registration Date : : 14/04/2025 **GPS Co-ordinates :** N 18°33'21.71", E 73°47'2.42"
Analysis Starting Date : : 14/04/2025 **Height of Sampler :** 1 Meter
Analysis Completion Date : : 16/04/2025 **Sampling Duration :** 8:00 Hours:Minutes
Ambient Air Temperature : : 27.4 °C to 33.7 °C **Sample Lab Code :** UT/ELS/0482/04-2025
Relative Humidity : : 45.2 % to 58.6 %
Sample Collected By : : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. ^Δ or 1 Hr. ^Δ
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	17	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	27	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	76	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	29	µg/m ³	60
5	Carbon Monoxide (CO)	IS 5182 (Part 10) : 1999	1.2	mg/m ³	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 8:00 hours.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/42	Envirotech	APM 550	488-DTJ-2010	04/10/2025
Respirable Dust Sampler	UT/LAB/41	Envirotech	APM460BL	853-DTD-2007	17/09/2025	

- Note:**
- This test report refers only to the sample tested and observed values are relevant to sample collected only.
 - This test report may not be reproduced in part, without the permission of this laboratory.
 - Any correction invalidates this test report.
 - Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 - Weather during sampling was SUNNY & CLEAR.
 - ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 - Air Quality Index (AQI) at above sampling location 76 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at 'https://pcb.nic.in/National-Air-Quality-Index/'].



Authorized By:

(Signature)
Shailesh Salvi
Authorized Signatory

- END OF TEST REPORT -

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / ☎+91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED
ULR NO. : ULR-TC14909 25 000003196F
REPORT NO. : UT/ELS/REPORT/ 04679 /04 -2025
ISSUE DATE : 18/04/2025
YOUR REF. : 3000000956
REF. DATE : 18/01/2024

For Project: "Residential Development"
Sr.No.12 at Village-Baner,Taluka-Haveli,District-Pune
State -Maharashtra

SAMPLE PARTICULARS	:	AMBIENT AIR QUALITY MONITORING
Sampling Plan Ref. No.:	: 84-04/2025	Location Code : 2
Sampling Procedure	: UT/LQMS/SOP/AA01A	Sample Location : NEAR PHASE I.
Date & Time of Sampling	: 11/04/2025 23:30 Hrs. to 12/04/2025 07:30 Hrs.	
Sample Registration Date	: 14/04/2025	GPS Co-ordinates : N 18°33'25.18", E 73°47'4.24"
Analysis Starting Date	: 14/04/2025	Height of Sampler : 1 Meter
Analysis Completion Date	: 16/04/2025	Sampling Duration : 8:00 Hours:Minutes
Ambient Air Temperature	: 22.1 °C to 29.4 °C	Sample Lab Code : UT/ELS/0483/04-2025
Relative Humidity	: 52.8 % to 63.1 %	
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.	

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. ^ or 1 Hr ^
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	14	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	25	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	78	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	33	µg/m ³	60
5	Carbon Monoxide (CO) [†]	IS 5182 (Part 10) : 1999	1.1	mg/m ³	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III-Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 8:00 hours.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/42	Envirotech	APM 550	488-DTJ-2010	04/10/2025
	Respirable Dust Sampler	UT/LAB/41	Envirotech	APM460BL	853-DTD-2007	17/09/2025

- Note:**
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 - Any correction invalidates this test report.
 - Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 - Weather during sampling was CLEAR.
 - ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 - Air Quality Index (AQI) at above sampling location 78 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at 'https://cpcb.nic.in/National-Air-Quality-Index/'.]

Authorized By:


Shailish Salvi
Authorized Signatory



- END OF TEST REPORT -

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED
ULR NO. : ULR-TC14909 25 000003197F
REPORT NO. : UT/ELS/REPORT/ 04680 /04 -2025
ISSUE DATE : 18/04/2025
YOUR REF. : 3000000956
REF. DATE : 18/01/2024

For Project: "Residential Development"
Sr.No.12 at Village-Baner, Taluka-Haveli, District-Pune
State -Maharashtra

SAMPLE PARTICULARS	:	AMBIENT AIR QUALITY MONITORING	
Sampling Plan Ref. No.:	: 84-04/2025	Location Code	: 3
Sampling Procedure	: UT/LQMS/SOP/AA01A	Sample Location	: NEAR PHASE II.
Date & Time of Sampling	: 12/04/2025 08:00 Hrs. to 12/04/2025 16:00 Hrs.	GPS Co-ordinates	: N 18°33'21.75", E 73°47'4.57"
Sample Registration Date	: 14/04/2025	Height of Sampler	: 1 Meter
Analysis Starting Date	: 14/04/2025	Sampling Duration	: 8:00 Hours:Minutes
Analysis Completion Date	: 16/04/2025	Sample Lab Code	: UT/ELS/0484/04-2025
Ambient Air Temperature	: 28.7 °C to 35.6 °C		
Relative Humidity	: 44.3 % to 57.6 %		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs.^ or 1 Hr^
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	16	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	21	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	81	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	34	µg/m ³	60
5	Carbon Monoxide (CO) [†]	IS 5182 (Part 10) : 1999	1.4	mg/m ³	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. Conformity statement for SO₂, NO₂, PM₁₀ and PM_{2.5} can't be given as samples were collected for 8:00 hours.

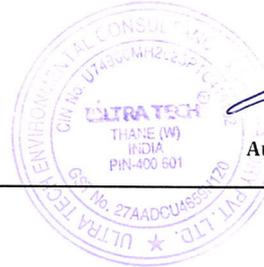
Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/42	Envirotech	APM 550	488-DT]-2010	04/10/2025
Respirable Dust Sampler	UT/LAB/41	Envirotech	APM460BL	853-DTD-2007	17/09/2025	

- Note:**
- This test report refers only to the sample tested and observed values are relevant to sample collected only.
 - This test report may not be reproduced in part, without the permission of this laboratory.
 - Any correction invalidates this test report.
 - Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 - Weather during sampling was SUNNY & CLEAR.
 - ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 - Air Quality Index (AQI) at above sampling location 81 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at 'https://cpqb.nic.in/National-Air-Quality-Index/'.]

Authorized By:

Shailesh Salvi
Authorized Signatory

- END OF TEST REPORT -



TEST REPORT

ISSUED TO: M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED

For Your Project-“ Residential Development”
Sr.No.12 at Village- Baner, Taluka-Haveli, District- Pune
State -Maharashtra

ULR No. : --
REPORT NO. : UT/ELS/REPORT/04524/04-2025
ISSUE DATE : 15/04/2025
YOUR REF. : 3000000956
REF. DATE : 18/01/2024

SAMPLE PARTICULARS

Sampling Plan Ref. No. : 84-04/2025
Sampling Procedure : UT/LQMS/SOP/N01
Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

NOISE LEVEL QUALITY MONITORING

Sample Lab Code : UT/ELS/0485/04-2025
Date of Monitoring : 11/04/2025 TO 12/04/2025

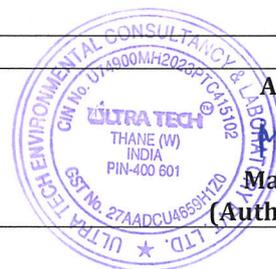
Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	16:00 to 16:05	53.6	00:10 to 00:15	43.7
02.	Near Phase I	16:10 to 16:15	53.9	00:20 to 00:25	42.8
03.	Near Phase II	16:20 to 16:25	52.9	00:30 to 00:35	43.1
04.	Near Club House	16:30 to 16:35	53.2	00:40 to 00:45	43.2

Opinions / Interpretations: The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.
(Turnover to find Annexure).

Note: 1. Monitoring area coming under Residential Area.
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Noise Meter	Make – Lutron Model SL4033SD Sr. No. Q659830	Valid up to – 24/10/2025

Note: 1. Measurement was done following laboratory's SOP (UT/LQMS/SOP/N01) based on CPCB's protocol for Ambient Noise Monitoring, July 2015.
2. This test report refers only to the monitoring conducted.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.



Authorized By:

Manasi Namjoshi

Manasi Namjoshi

(Authorized Signatory)

- END OF REPORT -

ANNEXURE-II
THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.

• SCHEDULE

(See rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

Area Code	Category of Area / Zone	Limits in dB(A) Leq	
		Day Time	Night Time
A	Industrial Area	75	70
B	Commercial Area	65	55
C	Residential Area	55	45
D	Silence Zone	50	40

- Note:
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
 2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
 3. Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority.
 4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

* dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.

A "decibel" is a unit in which noise is measured.

"A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.

Leq: It is energy mean of the noise level over a specified period.

• CONSTRUCTION ACTIVITIES

The maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
 2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
 2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.

TEST REPORT

ISSUED TO: M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED

For Your Project- 'Residential Development'

Sr.No.12 at Village-Baner, Taluka-Haveli, District-Pune

State -Maharashtra.

ULR NO. : --

REPORT NO. : UT/ELS/REPORT/4525/04-2025

ISSUE DATE : 15/04/2025

YOUR REF. : 3000000956

REF. DATE : 18/01/2024

SAMPLE PARTICULARS :

NOISE LEVEL QUALITY MONITORING

Sampling Plan Ref. No. : 84-04/2025

Sample Lab Code : UT/ELS/0486/04-2025

Sampling Procedure : UT/LQMS/SOP/N01

Date of Monitoring : 12/04/2025

Survey Done By ULTRATECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

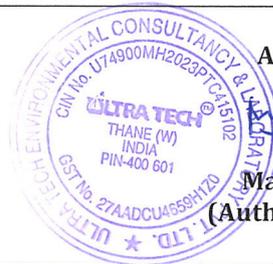
Sr. No.	Location	Noise Level Reading in dB(A)	
		Time (Hrs.)	Day dB(A)
01.	D. G. Set Area, Near D. G. Set - 125 KVA (Set "OFF" While Measurement)	09:45 TO 09:50	67.1
02.	D. G. Set Area, Near D. G. Set - 125 KVA (Set "ON" While Measurement)	10:10 TO 10:15	74.1
03.	D. G. Set Area, Near D. G. Set - 85 KVA (Set "OFF" While Measurement)	11:45 TO 11:50	66.4
04.	D. G. Set Area, Near D. G. Set - 85 KVA (Set "ON" While Measurement)	12:15 TO 12:20	73.9
05.	D. G. Set Area, Near D. G. Set - 625 KVA (Set "OFF" While Measurement)	14:15 TO 14:20	66.7
06.	D. G. Set Area, Near D. G. Set - 625 KVA (Set "ON" While Measurement)	14:45 TO 14:50	74.3

Remark/ Statement of Conformity: The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference. (Turnover to find Annexure).

Note: 1. Monitoring area coming under Residential Area.
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Noise Meter	Make -Lutron Model - SL4033SD Sr. No Q659830	Valid up to - 24/10/2025

Note: 1. Measurement was done following laboratory's SOP (UT/LQMS/SOP/N01) based on CPCB's protocol for Ambient Noise Monitoring, July 2015.
2. This test report refers only to the monitoring conducted.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.



Authorized By:

Manasi Namjoshi
Manasi Namjoshi
(Authorized Signatory)

- END OF REPORT -

ANNEXURE- III

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes: 1. No exposure in excess of 140 dB peak sound pressure level is permitted.
2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes: 1. No exposure in excess of 115 dB(A) is to be permitted.
2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / ☎ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED **ULR NO. :** ULR-TC14909 25 000003231F
REPORT NO. : UT/ELS/REPORT/ 04720 / 04 - 2025
ISSUE DATE : 18/04/2025
YOUR REF. : 3000000956
REF. DATE : 18/01/2024

For Project: "Residential Development"
Sr.No.12 at Village-Baner, Taluka-Haveli, District-Pune
State -Maharashtra

SAMPLE PARTICULARS		STACK EMISSIONS QUALITY MONITORING	
Sampling Plan Ref. No.	: 84-04/2025	Sample Registration Date	: 14/04/2025
Sampling Procedure	: UT/LQMS/SOP/SE01A	Analysis Starting Date	: 14/04/2025
Date of Sampling	: 12/04/2025	Analysis Completion Date	: 16/04/2025
Time of Sampling	: 10:00 Hrs. to 11:30 Hrs.	Sample Lab Code	: UT/ELS/0487/04-2025
Sampling Duration	: 01:30 Hours:Minutes		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

STACK DETAILS			
Stack ID	: S-1	Stack Height	: 3.5 meters from Ground Level
Stack Attached To	: DG SET 125KVA	Stack Diameter	: 0.10 meter @ Sampling Point
Stack Shape	: CIRCULAR	Fuel Used &	: Diesel L/Hr.
Stack MOC	: MS	Consumption	

FLUE GAS CHARACTERISTICS			
Flue Gas Temperature	: 395 °K	Volumetric Flow Rate	: 125 Nm ³ /Hr.
Flue Gas Velocity	: 6.4 m/s	Total Volume of Flue Gas	: 1.600 Nm ³ (@ STP)

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits
1	Particulate Matter (TPM)	IS 11255 (Part 1) : 1983	11	mg/Nm ³	NA
			0.032	Kg/Day	NA
2	Sulphur Dioxide (SO ₂)	IS 11255 (Part 2) : 1985	6	mg/Nm ³	NA
			2	ppm	NA
			0.018	Kg/Day	NA

NA : Not Applicable

Remark/ Statement of Conformity: NIL

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
Stack Monitoring Kit	UT/LAB/103	Polltech	PEM - SMS 4	3813	04/10/2025	

- Note:**
- This test report refers only to the sample tested.
 - This test report is valid at the time of and under the conditions specified herein.
 - This test report may not be reproduced in part, without the permission of this laboratory.
 - Any correction invalidates this test report.
 - Test results reported with units ppm and Kg/Day are obtained from scientific conversions/calculations applied to test results in mg/Nm³.
 - Samples were collected by following laboratory's SOP (UT/LQMS/SOP/SE01A) based on CPCB Guidelines - On methodologies For Source Emission Monitoring - CPCB (Laboratory analysis Techniques - LATS /80/2013-14 and respective test methods.



Authorized By:

Ayashree Acharya

Ayashree Acharya

Authorized Signatory

- END OF TEST REPORT -

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / ☎ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED **ULR NO. :** ULR-TC14909 25 000003232F
REPORT NO. : UT/ELS/REPORT/ 04721 / 04 - 2025
For Project: "Residential Development" **ISSUE DATE :** 18/04/2025
Sr.No.12 at Village-Baner,Taluka-Haveli,District-Pune **YOUR REF. :** 3000000956
State -Maharashtra **REF. DATE :** 18/01/2024

SAMPLE PARTICULARS :	STACK EMISSIONS QUALITY MONITORING
Sampling Plan Ref. No. : 84-04/2025	Sample Registration Date : 14/04/2025
Sampling Procedure : UT/LQMS/SOP/SE01A	Analysis Starting Date : 14/04/2025
Date of Sampling : 12/04/2025	Analysis Completion Date : 16/04/2025
Time of Sampling : 12:00 Hrs. to 13:30 Hrs.	Sample Lab Code : UT/ELS/0488/04-2025
Sampling Duration : 01:30 Hours:Minutes	
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.	

STACK DETAILS

Stack ID : S-2	Stack Height : 3.0 meters from Ground Level
Stack Attached To : DG SET 85KVA	Stack Diameter : 0.10 meter @ Sampling Point
Stack Shape : CIRCULAR	Fuel Used & : Diesel L/Hr.
Stack MOC : MS	Consumption

FLUE GAS CHARACTERISTICS

Flue Gas Temperature : 391 °K	Volumetric Flow Rate : 119 Nm ³ /Hr.
Flue Gas Velocity : 6.0 m/s	Total Volume of Flue Gas : 1.600 Nm ³ (@ STP)

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits
1	Particulate Matter (TPM)	IS 11255 (Part 1) : 1983	6	mg/Nm ³	NA
			0.017	Kg/Day	NA
2	Sulphur Dioxide (SO ₂)	IS 11255 (Part 2) : 1985	BDL[DL=5]	mg/Nm ³	NA
			BDL[DL=1.7]	ppm	NA
			BDL[DL= 0.014] #	Kg/Day	NA

BDL: Below Detection Limit

DL: Detection Limit

NA: Not Applicable

Remark/ Statement of Conformity: NIL

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Stack Monitoring Kit	UT/LAB/103	Polltech	PEM - SMS 4	3813	04/10/2025

- Note:**
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 - Any correction invalidates this test report.
 - Test results reported with units ppm and Kg/Day are obtained from scientific conversions/calculations applied to test results in mg/Nm³.
 - Samples were collected by following laboratory's SOP (UT/LQMS/SOP/SE01A) based on CPCB Guidelines - On methodologies For Source Emission Monitoring - CPCB (Laboratory analysis Techniques - LATS /80/2013-14 and respective test methods.
 - #: Detection Limit obtained from calculations and tends to change with change in Volumetric Flow Rate of flue gases.



Authorized By:
Jayashree Acharya
Authorized Signatory

- END OF TEST REPORT -

TEST REPORT

ISSUED TO: M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED **ULR NO. :** ULR-TC14909 25 000003233F
REPORT NO. : UT/ELS/REPORT/ 04722 / 04 - 2025
ISSUE DATE : 18/04/2025
YOUR REF. : 3000000956
REF. DATE : 18/01/2024

For Project: "Residential Development"
Sr.No.12 at Village-Baner,Taluka-Haveli,District-Pune
State -Maharashtra

SAMPLE PARTICULARS :		STACK EMISSIONS QUALITY MONITORING	
Sampling Plan Ref. No.	: 84-04/2025	Sample Registration Date	: 14/04/2025
Sampling Procedure	: UT/LQMS/SOP/SE01A	Analysis Starting Date	: 14/04/2025
Date of Sampling	: 12/04/2025	Analysis Completion Date	: 16/04/2025
Time of Sampling	: 14:30 Hrs. to 16:00 Hrs.	Sample Lab Code	: UT/ELS/0489/04-2025
Sampling Duration	: 01:30 Hours:Minutes		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

STACK DETAILS			
Stack ID	: S-3	Stack Height	: 4.5 meters from Ground Level
Stack Attached To	: DG SET 625KVA	Stack Diameter	: 0.13 meter @ Sampling Point
Stack Shape	: CIRCULAR	Fuel Used &	: Diesel L/Hr.
Stack MOC	: MS	Consumption	

FLUE GAS CHARACTERISTICS			
Flue Gas Temperature	: 430 °K	Volumetric Flow Rate	: 238 Nm ³ /Hr.
Flue Gas Velocity	: 8.1 m/s	Total Volume of Flue Gas	: 1.600 Nm ³ (@ STP)

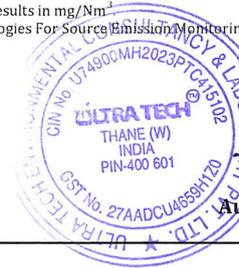
Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits
1	Particulate Matter (TPM)	IS 11255 (Part 1) : 1983	16	mg/Nm ³	NA
			0.094	Kg/Day	NA
2	Sulphur Dioxide (SO ₂)	IS 11255 (Part 2) : 1985	10	mg/Nm ³	NA
			4	ppm	NA
			0.059	Kg/Day	NA

NA : Not Applicable

Remark/ Statement of Conformity: NIL

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Stack Monitoring Kit	UT/LAB/103	Politech	PEM - SMS 4	3813	04/10/2025

- Note:**
1. This test report refers only to the sample tested.
 2. This test report is valid at the time of and under the conditions specified herein.
 3. This test report may not be reproduced in part, without the permission of this laboratory.
 4. Any correction invalidates this test report.
 5. Test results reported with units ppm and Kg/Day are obtained from scientific conversions/calculations applied to test results in mg/Nm³.
 6. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/SE01A) based on CPCB Guidelines - On methodologies For Source Emission Monitoring - CPCB (Laboratory analysis Techniques - LATS /80/2013-14 and respective test methods.



Authorized By:
Jayashree Acharya
Authorized Signatory

- END OF TEST REPORT -

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / ☎+91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: **M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED** ULR NO. : **ULR-TC14909 25 000003279F**
REPORT NO. : **UT/ELS/REPORT/ 04786 / 04 - 2025**
For Project: **"Residential Development"** ISSUE DATE : **19/04/2025**
Sr.No.12 at Village-Baner, Taluka-Haveli, District-Pune YOUR REF. : **3000000596**
State -Maharashtra REF. DATE : **18/01/2024**

SAMPLE PARTICULARS : **WASTE WATER SAMPLE ANALYSIS**
Sampling Plan Ref. No.: : 84-04/2025 Sample Type : Untreated Sewage Waste Water
Sampling Procedure : UT/LQMS/SOP/W01A Sample Location : STP Inlet (500 KLD) At Collection Tank)
Date & Time of Sampling : 12/04/2025 15:30 Hrs.
Sample Registration Date : 14/04/2025
Analysis Starting Date : 14/04/2025 Sample Quantity & : 2L in Polyethylene Container.
Analysis Completion Date : 18/04/2025 Packaging Details : 1L in Wide Mouth Glass Bottle for Oil & Grease.
Sample Lab Code : UT/ELS/0491/04-2025
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits
1	pH @ 25° C	IS 3025 (Part 11) : 2022	6.7	-	NA
2	Total Suspended Solids	IS 3025 (Part 17) : 2022	71	mg/L	NA
3	Oil & Grease	IS 3025 (Part 39); Clause 5.0 : 2021	12	mg/L	NA
4	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 2023	107	mg/L	NA
5	Chemical Oxygen Demand	IS 3025 (Part 58) : 2023	432	mg/L	NA

NA : Not Applicable

Remark/ Statement of Conformity: *NIL*

- Note:
1. This test report refers only to the sample tested.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 24th Edition and IS3025 (Part 1).



Authorized By:

Jayashree

Jayashree Acharya
Authorized Signatory

- END OF TEST REPORT -

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / ☎+91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED **ULR NO. :** ULR-TC14909 25 000003280F
REPORT NO. : UT/ELS/REPORT/ 04787 / 04 - 2025
ISSUE DATE : 19/04/2025
YOUR REF. : 3000000596
REF. DATE : 18/01/2024

For Project: "Residential Development"

Sr.No.12 at Village-Baner,Taluka-Haveli,District-Pune
State -Maharashtra

SAMPLE PARTICULARS	:	WASTE WATER SAMPLE ANALYSIS
Sampling Plan Ref. No.:	: 84-04/2025	Sample Type : Treated Sewage Waste Water
Sampling Procedure	: UT/LQMS/SOP/W01A	Sample Location : STP Outlet (500 KLD) After Carbon Filter
Date & Time of Sampling	: 12/04/2025 15:40 Hrs.	
Sample Registration Date	: 14/04/2025	
Analysis Starting Date	: 14/04/2025	Sample Quantity & : 2L in Polyethylene Container.
Analysis Completion Date	: 18/04/2025	Packaging Details 1L in Wide Mouth Glass Bottle for Oil & Grease.
Sample Lab Code	: UT/ELS/0492/04-2025	
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.	

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits
1	pH @ 25° C	IS 3025 (Part 11) : 2022	7.1	-	NA
2	Total Suspended Solids	IS 3025 (Part 17) : 2022	7	mg/L	NA
3	Oil & Grease	IS 3025 (Part 39); Clause 5.0 : 2021	BDL[DL=2]	mg/L	NA
4	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 2023	6.2	mg/L	NA
5	Chemical Oxygen Demand	IS 3025 (Part 58) : 2023	25	mg/L	NA

BDL: Below Detection Limit **DL: Detection Limit** **NA : Not Applicable**

Remark/ Statement of Conformity: NIL

- Note:**
1. This test report refers only to the sample tested.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 24th Edition and IS3025 (Part 1).



Authorized By:

Jayashree Acharya

Authorized Signatory

- END OF TEST REPORT -

TEST REPORT

ISSUED TO:	M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED	ULR NO.	: --
		REPORT NO.	: UT/ELS/REPORT/ 4838 /04 -2025
		ISSUE DATE	: 21/04/2025
For Project:	"Residential Development"	YOUR REF.	: 3000000956
Sr.No.12 at Village-Baner,Taluka-Haveli,District-Pune		REF. DATE	: 18/01/2024
State -Maharashtra			

SAMPLE PARTICULARS	:	WATER SAMPLE ANALYSIS
Sampling Plan Ref. No.:	: 84-04/2025	Sample Type : Drinking Water
Sampling Procedure	: UT/LQMS/SOP/W01A	Sample Location : Near Site Office.
Date & Time of Sampling	: 12/04/2025 15:10 Hrs.	
Sample Registration Date	: 14/04/2025	
Analysis Starting Date	: 14/04/2025	Sample Quantity & : 2L in Polyethylene Container.
Analysis Completion Date	: 18/04/2025	Packaging Details : 100 ml in Sterilized Corning Bottle for Bacteriological Parameters.
Sample Lab Code	: UT/ELS/0490/04-2025	
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.	

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits [IS 10500 : 2012 (Acceptable Limit)]
General Parameters Concerning Substances Undesirable in Excessive Amounts					
1	Phenolphthalein Alkalinity as CaCO3	IS 3025 (Part 23) : 1986	BDL[DL=1]	mg/L	NA
2	Calcium Hardness as CaCO3	IS 3025 (Part 21) : 2009	26	mg/L	NA
Parameters Concerning Toxic Substances					
1	Lead as Pb	IS 3025 (Part 47): Clause 6 : 2024	BDL[DL=0.6]	mg/L	Max 0.01
Bacteriological Quality of Drinking Water					
1	Total Coliform Bacteria	IS 1622:1981	BDL[DL=2]	MPN/100ml	Shall not be detectable
2	Escherichia Coliform (E. coli)	IS 1622:1981	ABSENT	--	Shall not be detectable
3	Fecal Coliform (F. coli)	IS 1622:1981	BDL[DL=2]	MPN/100ml	Shall not be detectable
BDL: Below Detection Limit		DL: Detection Limit	NA : Not Applicable		

Remark/ Statement of Conformity: The parameters tested above are found to be within standard limit/range specified in IS 10500 : 2012. For parameters Phenolphthalein Alkalinity & Calcium Hardness standard limit/range is not specified hence statement of conformity can't be given.

- Note:**
- This test report refers only to the sample tested.
 - This test report may not be reproduced in part, without the permission of this laboratory.
 - Any correction invalidates this test report.
 - Parameter/s tested are not covered under NABL scope.
 - Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 24th Edition and IS3025 (Part 1).
 - This test report shall be referred along with Test Report No. UT/ELS/REPORT/ 4837 / 04 - 2025 Dated 21/04/2025 for final conclusion.



Authorized By:

Manasi Namjoshi

Manasi Namjoshi

Authorized Signatory

- END OF TEST REPORT -

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.

Tel: 022-45119250, 022-45119239 / +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED **ULR NO. :** ULR-TC14909 25 00003319F
REPORT NO. : UT/ELS/REPORT/ 4837 /04 -2025
ISSUE DATE : 21/04/2025
YOUR REF. : 3000000956
REF. DATE : 18/01/2024

For Project: "Residential Development"
 Sr.No.12 at Village-Baner,Taluka-Haveli,District-Pune
 State -Maharashtra

SAMPLE PARTICULARS : **WATER SAMPLE ANALYSIS**
Sampling Plan Ref. No.: 84-04/2025 **Sample Type :** Drinking Water
Sampling Procedure : UT/LQMS/SOP/W01A **Sample Location :** Near Site Office.
Date & Time of Sampling : 12/04/2025 15:10 Hrs.
Sample Registration Date : 14/04/2025
Analysis Starting Date : 14/04/2025 **Sample Quantity & :** 2L in Polyethylene Container.
Analysis Completion Date : 18/04/2025 **Packaging Details**
Sample Lab Code : UT/ELS/0490/04-2025
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits [IS 10500 : 2012 (Acceptable Limit)]
Organoleptic and Physical Parameters					
1	pH @ 25° C	IS 3025 (Part 11) : 2022	7.5	-	6.5-8.5
2	Turbidity	IS 3025 (Part 10) : 2023	BDL[DL=0.1]	NTU	Max 1
3	Total Dissolved Solids	IS 3025 (Part 16) : 2023	96	mg/L	Max 500
4	Electrical Conductivity @ 25° C	APHA 24th Ed. 2510 B : 2023	148	µS/cm	NA
General Parameters Concerning Substances Undesirable in Excessive Amounts					
1	Ammonia as NH ₃ -N	APHA 24th Ed. 4500- NH ₃ - F : 2023	BDL[DL=0.01]	mg/L	Max 0.5
2	Calcium as Ca	IS 3025 (Part 40); Clause 5 : 2024	10	mg/L	Max 75
3	Chlorides as Cl ⁻	IS 3025 (Part 32); Clause 2 : 1988	21	mg/L	Max 250
4	Fluoride as F ⁻	APHA 24th Ed. 4500- F- B,D : 2023	BDL[DL=0.2]	mg/L	Max 1.0
5	Iron as Fe	IS 3025 (Part 53); Clause 7 : 2024	BDL[DL=0.06]	mg/L	Max 0.3
6	Magnesium as Mg	IS 3025 (Part 46); Clause 5 : 2023	6	mg/L	Max 30
7	Nitrate as NO ₃ ⁻ - N	IS 3025 (Part 34/Sec 1), Clause 6.4 : 2023	0.5	mg/L	Max 45
8	Sulphate as SO ₄ ²⁻	IS 3025 (Part 24/Sec 1; Clause 5 : 2022	16	mg/L	Max 200
9	Phosphorus as PO ₄ ³⁻ - P	APHA 24th Ed. 4500- P E : 2023	BDL[DL=0.01]	mg/L	NA
10	Potassium as K	APHA 24th Ed. 3500 K : 2023	0.5	mg/L	NA
11	Sodium as Na	APHA 24th Ed. 3500 Na : 2023	13	mg/L	NA
12	Total Alkalinity as CaCO ₃	IS 3025 (Part 23) : 2023	39	mg/L	Max 200
13	Total Hardness as CaCO ₃	IS 3025 (Part 21) : 2009	51	mg/L	Max 200

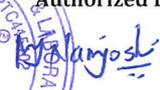
BDL: Below Detection Limit

DL: Detection Limit

NA: Not Applicable

Remark/ Statement of Conformity: The parameters tested above are found to be within standard limit/range specified in IS 10500 : 2012. For parameters Electrical Conductivity, Phosphorous, Sodium & Potassium standard limit/range is not specified hence statement of conformity can't be given.

- Note:**
- This test report refers only to the sample tested.
 - This test report may not be reproduced in part, without the permission of this laboratory.
 - Any correction invalidates this test report.
 - Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 24th Edition and IS3025 (Part 1).
 - This test report shall be referred along with Test Report No. UT/ELS/REPORT/ 4837 / 04 - 2025 Dated 21/04/2025 for final conclusion.

Authorized By:

Manasi Namjoshi
Authorized Signatory

- END OF TEST REPORT -

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / ☎ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/S. ASTRUM DEVELOPMENTS PRIVATE LIMITED **ULR NO. :** ULR-TC14909 25 000003397F
REPORT NO. : UT/ELS/REPORT/ 4961 /04 -2025
ISSUE DATE : 22/04/2025
YOUR REF. : 3000000956
REF. DATE : 18/01/2024

For Project: "Residential Development"
Sr.No.12 at Village-Baner,Taluka-Haveli,District-Pune, Maharashtra

SAMPLE PARTICULARS :
Sampling Plan Ref. No.: 84-04/2025
Sampling Procedure : UT/LQMS/SOP/S01A
Date & Time of Sampling : 12/04/2025 16:15 Hrs.
Sample Registration Date : 14/04/2025
Analysis Starting Date : 14/04/2025
Analysis Completion Date : 21/04/2025
Sample Lab Code : UT/ELS/0493/04-2025
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

SOIL SAMPLE ANALYSIS
Sample Type : Soil
Sample Location : Near Phase -2
Sample Quantity & Packaging Details : 1 Kg. in Ziplock Plastic Bag. (Approximately)

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1	pH [1:2.5 Soil:Water] @ 25°C	IS 2720 (Part 26) : 1987	7.8	-
2	Electrical Conductivity [1:2 Soil:Water] @ 25°C	IS 14767:2000	455	µS/cm
3	Bulk Density	SOP No. UT/LQMS/SOP/S03	1136	kg/m ³
4	Moisture Content	IS 2720 (Part 02):1973	5.0	%
5	Organic Matter	IS 2720 (Part 22):1972	1.3	%
6	Organic Carbon	IS 2720 (Part 22):1972	0.8	%
7	Water Holding Capacity	SOP No. UT/LQMS/SOP/S12	53.5	%
8	Cation Exchange Capacity	US EPA SW 846, Method 9080 : 1986	28.2	meq/100g
9	Sodium Adsorption Ratio	SOP No. UT/LQMS/SOP/S26	1.2	(meq/kg) ^(0.5)
10	Sodium as Na	SOP No. UT/LQMS/SOP/S19	82	mg/kg
11	Magnesium as Mg	SOP No. UT/LQMS/SOP/S22	69	mg/kg
12	Chlorides as Cl	SOP No. UT/LQMS/SOP/S23	98	mg/kg
13	Sulphate as SO ₄	SOP No. UT/LQMS/SOP/S24	118	mg/kg
14	Boron as B (Available)	SOP No. UT/LQMS/SOP/S27	0.7	mg/kg
			1.1	kg/ha ⁺
15	Phosphorous as P ₂ O ₅ (Available)	SOP No. UT/LQMS/SOP/S28	39	mg/kg
			66	kg/ha ⁺
16	Potassium as K ₂ O (Available)	SOP No. UT/LQMS/SOP/S29	130	mg/kg
			222	kg/ha ⁺
17	Nitrogen as N (Available)	SOP No. UT/LQMS/SOP/S30	96	mg/kg
			163	kg/ha ⁺
18	Iron as Fe	SOP No. UT/LQMS/SOP/S35 & S37	69812	mg/kg
19	Zinc as Zn	SOP No. UT/LQMS/SOP/S35 & S37	90	mg/kg

Remark/ Statement of Conformity: NIL

- Note: 1. This test report refers only to the sample tested.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/S01A) based on Manual on Sampling, Analysis and Characterization of Wastes, CPCB, New Delhi.
Test results reported with unit/s + are obtained from scientific conversions/calculations applied to test results in mg/kg.



Authorized By:

Damini Chalke

Damini Chalke
Authorized Signatory

- END OF TEST REPORT -

ENCLOSURE NO.VI

Public Notice

थोडक्यात

जाहीरनामा समितीचे वळसे पाटील अध्यक्ष

मुंबई : राष्ट्रवादी काँग्रेसचे लोकसभेचे निवडणुकीसाठी जाहीरनामा समितीचे जाहीर कारण्यात अक्षी आहे. दिलीप वळसे पाटील या समितीचे अध्यक्ष असतील. धनंजय मुंडे, अनिल फडेल, अदितो तदकर, नरहरी शिरवळ, डॉ. राजेंद्र शिंगणे, रूपाली चाकणकर, समीर भुजवळ, सूरज चव्हाण, अनंद परांजपे, उमेश फडेल, बाबा सिद्धिकी पांचोली या समितीत सदस्य म्हणून वर्षी लागली आहे. शिवाजीराव गजें समितीचे निमंत्रक असतील.

हकालपट्टीची मागणी

मुंबई : शिवसेना नेते विजय शिवतारे यांच्याकडून राष्ट्रवादी काँग्रेस पक्षाचे अध्यक्ष अजित पवार यांच्यावर सातत्याने टीका होत आहे. या पार्श्वभूमीवर आक्रमक झालेल्या राष्ट्रवादीने शिवतारेंवर शिस्तभंगाची कारवाई करून तत्काळ हकालपट्टी करावी, अशी मागणी मुख्यमंत्र्यांकडे करण्यात आली आहे.

‘माझे तिकीट सर्वोच्च नेत्याकडून’

म. टा. प्रतिनिधी बीड

‘राजकारण करित असताना मी कधी कुणाविषयी अभद्र बोलले नाही, की कधी जातिभेद केला नाही. अन्य गावांनाही करोडो रुपयांचा निधी दिला. मी मतांचे नाही तर विकासाचे राजकारण करण्यासाठी राजकारणात आहे. भाजपची मी अशी उमेदवार आहे, जिने अर्ज तयार केला नाही. आमचा विजय निश्चित आहे. माझे तिकीट राज्याने नाही, देशातील सर्वोच्च नेत्याने ठरवले आहे. ही जबाबदारी पंतप्रधान नरेंद्र मोदी यांनी मला दिली आहे,’ असे भारतीय जनता पक्षाच्या लोकसभेच्या उमेदवार पंकजा मुंडे शुक्रवारी म्हणाल्या.

लोकसभेची उमेदवारी जाहीर झाल्यानंतर प्रथम नागराज बीडच्या वेशीवर धामणगावमध्ये पंकजा मुंडे यांचे दुपारचे आगमन झाले. लोकसभेचे उमेदवारी मिळाल्याबद्दल कार्यकर्त्यांनी मोठ्या कल्लोण्यात, गिरवणूक करतून फटाक्यांच्या आतिश्यानीत आणि जेसीबोटून गुमफुटी करत तब्बे स्वागत केले. खासदार डॉ. प्रीतम मुंडेदेखील त्यांच्यासमवेत होत्या.

“मी कधीच जातीपातीच्या मंचावर गेले नाही. सगळ्यांची एकत्र मोट बांधण्याची गरज आहे, ती बीडमधून बांधायची आहे. सगळ्या रंगांना एक करायचे आहे. मनाज जरांगेच्याही आंदोलनाचा मी सन्मान करते. - पंकजा मुंडे, नेत्या, भाजप



बीडच्या वेशीवर धामणगावमध्ये पंकजा मुंडे यांचे शुक्रवारी आगमन झाले. तेव्हा झालेल्या स्वागतानंतर त्यांनी समर्थकांशी संवाद साधला.

‘उमेदवार वरा आहे का? फीचर का? निवडून देणार का?’ असे प्रश्न समोर उपस्थित असलेल्या नागरिकांना विचारला. ‘तिकीट जाहीर झाल्यावर मनात काही मायले. मी बुद्धीने निर्णय घेणार आहे. आमदार-खासदार करणारी नेतेमंडळी सोबत आहेत. सन २०१९ मध्ये

पडल्यावर काही जण पंकजा संपली असे म्हणत होते, पण मी संपणार नाही. पंकजा मुंडेच्या सवने जनेक जण खासदार होतात, पण निवडणूक आली की माझ्या जातीचा विषय काढला जातो. माझ्या कामचा, नीतीचा विषय का काढला जात नाही, अशी खंत त्यांनी व्यक्त केली.

PUBLIC NOTICE
 Myself Mr. VIKAS NARAYAN BHELKAR, Plot - Jasti Park, E.M.Road, Flat No. 4, Bandra (West) Nagar, (Bandra West) Pune-411004 has lost the Original DEED OF ASSIGNMENT of Flat No. 395/SHANKAR CS-OP INDUSTRIES SOCIETY LIMITED the said Building situated in Village (Bandra West) and its S. No. 2/76, Post-402843 and the said document was registered on dated 27/02/1997 and the said Agreement was registered in the office of Sub-Registrar, Haveli No. 09 and its Document No. 1223/1997 and the said document registered between MRS. SARDANA MANEERA PATIL with 5 MRS. SARDANA ARUN MEMANE & 2) MR. SARJERAO TUKARAM POKHAN And its FIR No.43071-2024.If anyone found the said document please return to us on or before 7 days.
 Place: Pune Date: 22/03/2024
 ADV. SHIVAJI NAMDEV SHELAR BSL LLB
 Office No. E-116, Ground Floor, Pune Solapur Road, Hadapsar Pune - 411013 Mob:- 9730926866

Pimpri Chinchwad Science
 Chinchwad, Pune - 411019
CORRIGENDUM No. 1

1) RFP No.: 01/2023-24 - Selection of Agency for Refurb Operate Veg Restaurant/ Cafeteria/ Canteen at Pimpri Science Park and Planetarium
 2) RFP No.: 02/2023-24 - Selection of Agency for Marketing of Pimpri Chinchwad Science Park and Planetarium

Dates of Above works are revised as follows:

Sale of RFP Document	From 06/03/2024 to 10 up to 3:00 PM
Bid Submission End date	18/04/2024 up to 3:00
Date of Opening Technical Bid	20/04/2024 at 11:00 AM
Pre-bid date	26/03/2024, 3:00 PM at Science Park Office
Details of RFP document availability	Available on Website: www.pcsciencepark.com

CEO, Pimpri Chinchwad

SBI
 शाखा पुनर्रचना आणि नेटवर्क व्यवस्थापन
 पुणे मजला, स्टेट बँक भवन, नरीमन पॉइंट, मुंबई-400029
 निविदा आमंत्रित करणारी संस्था

आरएफएम क्र. SBI/CC/BRNWM/QMS/2023-24/009 दिनांक: २२.०३.२०२४
 स्टेट बँक ऑफ इंडिया लॉ कॉन्सल्टंट कॉन्सल्टन्स सा पुणेला, शाखांना अर्ज देण्यासाठी - पत्र निविदासंबंधी निविदा आमंत्रण पत्र आहे. निविदा सादर करण्यास ह्याक निविदाकलनी वेबसाईटवर <https://bank.sbi> वर <https://sbi.co.in> वर सादर करून घ्यावे. आरएफएम डायनलॉड करण्याची सुरुवात : दिनांक २२.०३.२०२४ पासून बोली सादर करण्याचा अंतिम दिनांक व वेळ : दिनांक १६.०४.२०२४ दुपारी ०३:३० पर्यंत.
 रचना मुंबई पुणे
 दिनांक: २२.०३.२०२४ शाखा पुनर्रचना आणि नेटवर्क व्यवस्थापन

सांख्यिकीय सूचना

सूचित करण्यात येते की, प्रकल्पाचे प्रवर्तक मे. अँस्ट्रम डेव्हलपमेंट्स प्रायव्हेट लिमिटेड यांच्या पर्यावरण मंजूरी मध्ये विस्तार मंजूरी 'प्रस्तावित निवासी प्रकल्प' स.नं. १२ (पाटी), गाव बाणेर, तालुका हवेली, जिल्हा पुणे येथील बांधकाम प्रकल्पास भारत सरकारच्या पर्यावरण वन आणि हवामान बदल मंत्रालयाने पर्यावरण मंजूरी आयडेंटिफिकेशन क्र. EC24B038MH157136 अन्वये दिनांक ६/२/२०२४ रोजी मंजूरी दिली आहे. सादर मंजूरी इआयए अधिसूचना २००६च्या तरतुदीनुसार आहे. सादर मंजूरी हि प्रत <http://parivesh.nic.in> या संकेतस्थळावर उपलब्ध आहे.

दिनांक - २३.०३.२०२४
 ठिकाण - पुणे
 मे. - अँस्ट्रम डेव्हलपमेंट्स प्रायव्हेट लिमिटेड

कोल्हापूर महानगरपालिका - शहर पाणी पुरवठा विभाग
जाहीर ई निविदा (mahaetenders.gov.in) मुदतवाढ

टेंडर नोंदीच क्र.	कामाचा अनुक्रमीक	प्रतिबंध दिनांक	दैनिकाचे नाव	मुदतवाढ क्र.
१८२/२०२३-२४	३ व २०	१४/०३/२०२४	द. पुणेनगरी	१ जो

वरील कामांना योग्य तो प्रतिसाद न मिळाल्याने दिनांक: २३/०३/२०२४ ते २६/०३/२०२४ अखेर मुदतवाढ देणेत येत आहे.

१. यापूर्वी निविदेतील अटी व शर्ती त्याच राहतील.
 २. यापूर्वी निविदा भरलेल्या ठेकेदारांनी पुन्हा निविदा भरणेची आवश्यकता नाही.

स्वाक्षरी/ जल अभियंता

MT 23/3/24 Astro Kalapur

थोडक्यात

जाहीरनामा समितीचे वळसे पाटील अध्यक्ष

मुंबई : राष्ट्रवादी काँग्रेसचे लोकसभ निवडणुकीसाठी जाहीरनामा समिती जाहीर करण्यात आली आहे. दिलीप वळसे पाटील या समितीचे अध्यक्ष असतील. धनंजय मुंडे, अनिल पाटील, अदिती तटकरे, नरहरी झिरवळ, डॉ. राजेंद्र शिंगणे, रूपाली चक्रवर्ती, समीर भुजबळ, सुरज चक्रवर्ती, आनंद परांगणे, उमेश फाटील, बाबा सिद्धीकी पांचेहा या समितीत सदस्य म्हणून वर्षी लागली आहे. शिवाजीराव गडने समितीचे निमंत्रक असतील.

हकालपट्टीची मागणी

मुंबई : शिवसेना नेते विजय शिवतारे यांच्याकडून राष्ट्रवादी काँग्रेस पक्षाचे अध्यक्ष अजित पवार यांच्यावर सातत्याने टीका होत आहे. या पार्श्वभूमीवर अक्रमक झालेल्या राष्ट्रवादी शिवतारेवर शिवसेनेच्या काँग्रेस करून तात्काळ हकालपट्टी करावी, अशी मागणी मुख्यमंत्र्यांकडे करण्यात आली आहे.

‘माझे तिकीट सर्वोच्च नेत्याकडून’

म. टा. प्रतिनिधी बीड

‘राजकारण करित असताना मी कधी कुणाविषयी अभद्र बोलले नाही, की कधी जातिभेद केला नाही. अन्य गावांनाही करोडो रुपयांचा निधी दिला. मी मतांचे नाही तर विकासाचे राजकारण करण्यासाठी राजकारणात आहे. भाजपची मी अशी उमेदवार आहे, जिने अर्ज तयार केला नाही. आमचा विजय निश्चित आहे. माझे तिकीट राज्याने नाही, देशातील सर्वोच्च नेत्याने उरवले आहे. ही जबाबदारी पंतप्रधान नरेंद्र मोदी यांनी मला दिली आहे,’ असे भारतीय जनता पक्षाच्या लोकसभेच्या उमेदवार पंकजा मुंडे शुक्रवारी म्हणाल्या.

लोकसभेची उमेदवारी जाहीर झाल्यानंतर प्रथम नगरहून बीडच्या येतीवर धामणागावमध्ये पंकजा मुंडे यांचे दुसरे आगमन झाले. लोकसभेचे उमेदवारी मिळवल्याबद्दल कार्यकर्त्यांनी मोठ्या कल्लोळात, मिरवणूक काढून फटाक्यांच्या आतिश्यानीत आणि जेसीबंदून पुष्पवृष्टी करत त्यांचे स्वागत केले. खासदार डॉ. प्रीतम मुंडेदेखील त्यांच्यासमवेत होत्या.

“मी कधीच जातीपातीच्या मंचावर गेले नाही. सगळ्यांची एकत्र मोट बांधण्याची गरज आहे, ती बीडमधून बांधायची आहे. सगळ्या रंगांना एक करायचे आहे. मनोज जरांगेच्याही आंदोलनाचा मी सन्मान करते.

- पंकजा मुंडे, नेत्या, भाजप



बीडच्या वेशीवर धामणागावमध्ये पंकजा मुंडे यांचे शुक्रवारी आगमन झाले. तेव्हा झालेल्या स्वागतानंतर त्यांनी समर्थकांशी संवाद साधला.

“उमेदवार वरा आहे का? फीचर बळकट? निवडून देणार का?” असे प्रश्न समोर उपस्थित असलेल्या नागरिकांना विचारला. ‘तिकीट जाहीर झाल्यावर मनात काही मावते. मी बुद्धीने निर्णय घेणार आहे. आमदार-खासदार करणारे नेतेमंडळी सोबत आहेत. सन २०१९ च्या

पडल्यावर काही जण पंकजा संपली असे म्हणत होते, पण मी संपणार नाही. पंकजा मुंडेच्या सभेने अनेक जण खासदार होताना; पण निवडणूक आली की माझ्या जातीचा विषय काढला जातो. माझ्या कामचा, नीतीचा विषय का काढला जात नाही, अशी संत त्यांनी व्यक्त केली.

PUBLIC NOTICE

My client Mr. VINAY NANUKUMAR HEBLIKAR, R/at - Jyoti Park, E Wing, Flat No. 4, Ramchandra Nagar, Dhankawadi Pune-411043 has lost the Original DEED OF ASSIGNMENT of Flat No. SHIVSHANKAR... [Text continues with legal details]

Pimpri Chinchwad Science Park and Planetarium CORRIGENDUM No. 1

- 1) RFP No.: 01/2023-24 - Selection of Agency for Refurbish Operate Veg Restaurant/ Cafeteria/ Canteen at Pimpri Science Park and Planetarium
- 2) RFP No.: 02/2023-24 - Selection of Agency for Marketing of Pimpri Chinchwad Science Park and Planetarium

Dates of Above works are revised as follows:	
Sale of RFP Document	From 06/03/2024 to 10 up to 3:00 PM
Bid Submission End date	18/04/2024 up to 3:00
Date of Opening Technical Bid	20/04/2024 at 11:00 AM
Pre-bid date	28/03/2024, 3:00 PM at Science Park Office
Details of RFP document availability	Available on Website: www.pcs-sciencepark.org

SBI
शाखा पुनर्संचना आणि नेटवर्क व्यवस्थापन
एनए मजला, स्टेट बँक भवन, नरीमन पॉइंट, मुंबई- ४०००२९

शाखा पुनर्संचना आणि नेटवर्क व्यवस्थापन
SBI/CC/BRNWM/QMS/2023-24/009 दिनांक २२.०३.२०२४

सूचित करण्यात येते की, प्रकल्पाचे प्रवर्तक मे. अँस्ट्रम डेव्हलपमेंट्स प्रायव्हेट लिमिटेड यांच्या पर्यावरण मंजूरी मध्ये विस्तार मंजूर 'प्रस्तावित निवासी प्रकल्प' स.नं. १२ (पार्ट), गाव बाणेर, तालुका हवेली, जिल्हा पुणे येथील बांधकाम प्रकल्पास भारत सरकारच्या पर्यावरण वन आणि हवामान बदल मंत्रालयाने पर्यावरण मंजूरी आयडेंटिफिकेशन क्र. EC24B038MH157136 अन्वये दिनांक ६/२/२०२४ रोजी मंजूरी दिली आहे. सदर मंजूरी इआयए अधिसूचना २००६च्या तरतुदीनुसार आहे. सदर मंजूरी हि प्रत http://parivesh.nic.in या संकेतस्थळावर उपलब्ध आहे.

दिनांक - २३.०३.२०२४
ठिकाण - पुणे
मे. - अँस्ट्रम डेव्हलपमेंट्स प्रायव्हेट लिमिटेड

कोल्हापूर महानगरपालिका - शहर पाणी पुरवठा विभाग
जाहीर ई निविदा (mahaentenders.gov.in) मुदतवाढ

टेंडर नोटीस क्र.	कामाचा अनुक्रमांक	अंतिम दिनांक	ईनिकाचे पत्र	मुदतवाढ क्र.
१८२/२०२३-२४	३ व २०	१४/०३/२०२४	६	१

वरील कामांना योग्य तो प्रतिसाद न मिळाल्याने दिनांक: २३/०३/२०२४ ते २६/०३/२०२४ अखेर मुदतवाढ देणेत येत आहे.

१. यापूर्वी निविदेतील अटी व शर्ती त्याच राहतील.
२. यापूर्वी निविदा भरलेल्या ठेकेदारांनी पुन्हा निविदा भरणेची आवश्यकता नाही.

स्वाक्षरी/-
जल अभियंता

MT 23/3/24 Astro Kalpataru

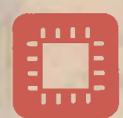
remain unconvinced.

Key Samsung rival SK Hynix is already supplying Nvidia with the latest version of high-bandwidth memory, HBM3E. While Jensen Huang seems to have indicated that Nvidia will buy some HBM chips from Samsung as well, SK Hynix has gotten a big jumpstart by supplying previous generations of the technology.

"It's true that Samsung Electronics has become more attractive than in the past," said Yoon Joonwon, a fund manager at DS Asset Management. "But it's too early to buy it on expectations for its HBM business."

The AI theme has been more of a boon for SK Hynix so far, with its shares roughly doubling over the past year, outpacing Samsung's 30% gain. The difference lies in SK Hynix's lead in HBM chips, which work alongside processors crucial for the training of large language models. Samsung is more exposed to the cyclical demand and pricing of commoditized traditional

Options traders have been more ambivalent. Bets on both directions soared this week for Samsung, including puts wagering on a 70% drop in the



Key Samsung rival SK Hynix is already supplying Nvidia with the high-bandwidth memory, HBM3E

next three months and calls that will cash in if the stock surges 300% in the same time span. Day traders took a contrarian stance on the Huang boost. While institutional investors poured cash into Samsung shares on Wednesday and Thursday, retail traders sold 3 trillion won (\$2.3 billion) worth of the stock on a net basis, a record two-day withdrawal. "Majority opinion is still that Samsung won't be getting the call on HBM3E from Nvidia," said Cha So-yoon, a fund manager and equity team head at BNK Asset Management.

idea of the platform's disappearing.

TikTok is "just too big, especially in beauty and in certain industries, I feel, for it to disappear," said Yaso Murray, BeautyStat's chief market-

(Since that vote last week, the bill's progress has slowed in the Senate.)

Some lawmakers in Washington think Tik-

No Heavy Interventions from the Reserve Bank

►► From Page 1

Dealers said that while the Reserve Bank of India stepped in to the market through dollar sales in the initial hours of trade to rein in the slide in the rupee, the central bank refrained from heavy interventions to shield the local currency amid the sharp depreciation in the Chinese yuan.

Even as the rupee weakened versus the US dollar, it fared better than most Asian peers, given the upbeat view on India's GDP growth amid a weak global environment.

The Chinese yuan weakened to a four-month low against the US dollar on Friday as faltering growth and expectations of softer monetary policy in the world's second-largest economy took a toll on the country's currency. A weaker Chinese yuan exerts downward pressure on other regional units.

With pockets of the global economy showing stress and bets of rapid rate cuts by the US Federal Reserve having faded, the US dollar gained ground globally, exacerbating the weakness for emerging market currencies like the rupee. "A short covering rally (reversing bets against the US dollar) ahead of financial year closing dragged the rupee to end the year near record low. Hedgers and speculators got trapped amid low volatility," said Dilip Parmar, research analyst, HDFC Securities.

"Sentiments have changed after central bank meetings as markets have factored in faster rate cuts in Europe but possibly reduced cuts in US as economic data is still great... the RBI has accumulated good enough reserves in last few days to protect big downside move in rupee and is expected to be present at earlier level of 83.40 per \$1," said Anil Kumar Bhansali, head of treasury, Finrex Treasury Advisors.



Branch Redesign and Network Management
2nd Floor, State Bank Bhavan, Nariman Point, Mumbai - 400021

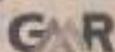
NOTICE INVITING TENDER

RFP NO: SBI/CC/BRNWM/QMS/2023-24/001 DATED: 22.03.2024
Bids are invited by State Bank of India from the eligible bidders for supply, installation, and maintenance of "Queue Management Solution". Bidders, who are interested to submit bids, visit Procurement News at <https://bank.sbi> or <https://sbi.co.in>.
Commencement of download of RFP: From 22.03.2024.
Last date and time for submission of bids: 16.04.2024 upto 15:30hrs.
Place: Mumbai Deputy General Manager
Date: 22.03.2024 Branch Redesign and Network Management

PUBLIC NOTICE

This is to inform that the project proponent M/s. Astrum Developments Pvt Ltd has been granted Expansion in Environmental clearance of "proposed Residential project" Located at S. No. 12 (P) Village Baner Taluka Haveli, District Pune vide EC Identification no. EC24B038MH157136 dated 06/02/2024. This clearance is in accordance with provisions of EIA notification 2006. The copies of this letter can be seen on website <http://parivesh.nic.in>
Date:- 23.03.2024
Place:- Pune

M/s. Astrum Developments Pvt. Ltd.



GMR KAMALANGA ENERGY LIMITED
Corporate Office: IGI, 305, New Airport Road, Terminal 3, IGI Airport, Delhi
Tel: 011-2610 1000 Fax: 011-2610 1000

GMR KAMALANGA ENERGY LIMITED

Invites Expression of Interest ("Eoi") to implement 1x350 MW coal based thermal power plant at its existing power plant i.e. 4th unit at Kamalanga, Dist.: Dhenkanal, State-Odisha, India.

Interested Party may submit Eoi on one or both modes separately:

- A. EPC basis
- B. Two Separate packages - one for boiler, turbine and generator (BTG) and other for balance of plant (BoP)

Please visit website www.gmrpl.com/energy for submission date and further information on the EOI.

Contact Persons

Head Projects +91 789 442 0947, +91 982 110 7774

Email: Santanu.Shrivastava@gmrpl.com, Rishwan.Vaishya@gmrpl.com

GMR GROUP - SE / 23 / PREM ASSOCIATES



JHARKHAND BIJLI VITRAN NIGAM LIMITED

(CIN: 1900003300000000000)

Regd. Office:- Engineering Building, HEC, Dhurwa, Ranchi-834004.

fax # 0651-2400483 e-mail : cesp.jseb@rediffmail.com / gmp.jbvl@rediffmail.com

2nd Time Extension Notice

Last date of uploading of bid documents, last date of physical submission of tender fee and bid opening date of following tender notice no. is hereby extended as below :-

Sl. No.	NITs No.	extended online bid uploading/ submission end date	Last date of online submission of tender fee and EMD	Technical bid opening date and time
1	422/PR/JBVNL/2023-24 11 KV, 1250 Amp. Outdoor type VCB with CT, PT & CRP	01.04.2024 upto 18:00 Hrs	01.04.2024 upto 18:00 Hrs	02.04.2024 upto 18:00 Hrs
2	423/PR/JBVNL/2023-24 33 KV, 1250 Amp. Outdoor type VCB with CT, PT & CRP	01.04.2024 upto 18:00 Hrs	01.04.2024 upto 18:00 Hrs	02.04.2024 upto 18:00 Hrs.
3	424/PR/JBVNL/2023-24 11 KV Current Transformer	01.04.2024 upto 18:00 Hrs	01.04.2024 upto 18:00 Hrs	02.04.2024 upto 18:00 Hrs
4	425/PR/JBVNL/2023-24 33 KV Current Transformer	01.04.2024 upto 18:00 Hrs	01.04.2024 upto 18:00 Hrs.	02.04.2024 upto 18:00 Hrs.

Further details against the above NIT can be seen on website <http://jharkhandtenders.gov.in> and may be contacted on Mobile No 09431135523 / 9430348596/ NIC helpline No. 0651-2400178. Only online payment mode of submission of Tender Fee & EMD will be accepted.

Sd/-

General Manager (S&P)

PR No. 318146

PR 323311 Jharkhand Bijlee Vitran Nigam Ltd(23-24)D

ET 231 3123

भारत, अफगाणिस्तानात हल्ल्याचा इशारा

तत्संस्था, वॉशिंग्टन

दहशतवादी गटांना पाठिंबा देण्याचे धोरण कायम वत पाकिस्तानकडून दहशतवादी संघटनांचा पर धोरणांमधील अस्त्रासारखा करण्यात येत आहे. या दहशतवाद्यांच्या माध्यमातून भारत आणि अफगाणिस्तानात हल्ले घडवून आणण्यात येऊ शकतील, असा इशारा अमेरिकेच्या वरिष्ठ गुप्तचर अधिकाऱ्याने दिला आहे. भारतामध्येही निवडणुकीच्या मळामध्ये जातीय हिंसाचार वाढण्याची भीतीही या अधिकाऱ्याने व्यक्त केली आहे.

अमेरिकेच्या सिनेटच्या गुप्तचर समितीसमोर गमरातील दहशतवाद्यांपासून असणाऱ्या क्वायिदा आढावा घेण्यात आला. या वेळी अन्य तत्संस्थांच्या प्रमुखांबरोबरच नॅशनल इंटेलिजन्सचे चालक डॅन कोट्स यांनी पाकिस्तानकडून सुरू

पाकिस्तानचा पाठिंबा असणाऱ्या दहशतवादी संघटनांना तेथे सुरक्षित आश्रय मिळतच राहणार असून, ते भारत व अफगाणिस्तानात हल्ले सुरूच राहणार आहेत. हे हल्ले अमेरिकेच्या हितसंबंधांविरुद्ध आहेत.

- डॅन कोट्स, संचालक, नॅशनल इंटेलिजन्स

असणाऱ्या धोक्याविषयी इशारा दिला. कोट्स म्हणाले, 'दहशतवादाविरुद्धी कारवायांमधील सहकार्यामध्ये पाकिस्तानची भूमिका संकुचित असून, त्यांच्याकडून दहशतवादी गटांना धोरणांमधील साधन म्हणून वापर करण्यात येतो. पाकिस्तानच्या या धोरणामुळेच, अमेरिकेला तालिबानविरुद्धातील कारवाईमध्ये साफ

अपयश आले आहे.

अफगाणिस्तानात जुलैमध्ये अध्यक्षपदाची निवडणूक होत आहे. त्यामुळे दक्षिण आशियातील देशांमध्ये खूप मोठी आव्हाने असून, तालिबानकडून मोठ्या प्रमाणावर हल्ले होण्याचा धोका आहे. पाकिस्तान दहशतवादी गटांना पाठिंबा देण्याचे धोरण कायम ठेवणार असून, भारतामध्येही निवडणुकीच्या काळात जातीय हिंसाचार भडकण्याचा धोकाही आहे, असेही कोट्स यांनी नमूद केले. अफगाणिस्तानातील परिस्थितीवर भाष्य करताना कोट्स म्हणाले, 'अमेरिका व मित्र देशांच्या फौजांची सध्याची स्थिती कायम राहिली, तर अफगाणिस्तान सरकार किंवा तालिबान यांच्यापैकी कोणालाच सामरिक लष्करी फायदा मिळवता येणार नाही. अफगाणिस्तानच्या फौजा प्रामुख्याने शहरे आणि सरकारचा प्रभाव असणाऱ्या क्षेत्रांचे संरक्षण करत आहेत. मात्र, तालिबानने हल्ले वाढविले आहेत.'

अब्रूनुकसानी प्रकरणात विवेक डोवाल यांची साक्ष

नवी दिल्ली : दिशाभूल करणारे वृत्त सिद्ध केल्याप्रकरणी 'द कारवा' या नियतकालिकाविरुद्ध दाखल करण्यात आलेल्या अब्रूनुकसानीच्या खटल्यात धवारी राष्ट्रीय सुरक्षा सल्लागार अजित डोवाल यांचे पुत्र विवेक डोवाल यांची साक्ष नोंदवण्यात आली.

याच प्रकरणात काँग्रेस नेते जयराम पेश यांनी केलेल्या आरोपांप्रकरणीही अब्रूनुकसानीचा दावा दाखल करण्यात आला आहे. 'विवेक डोवाल यांनी 'टांबंदी'नंतरच्या तेरा दिवसांत करमुक्त श केमन आयर्लंडमध्ये 'जीएनवाय शिया' नावाची फंड कंपनी स्थापन

करून ८३०० कोटी रुपये भारतात आणल्याचा आरोप करून रिझर्व्ह बँकेने त्याची माहिती उघड करावी, अशी मागणी काँग्रेसचे राष्ट्रीय प्रवक्ते जयराम रमेश यांनी 'कारवा' या नियतकालिकातील लेखाचा हवाल देऊन केली होती.

या प्रकरणात या लेखाचे लेखक, नियतकालिक आणि जयराम रमेश यांच्याविरुद्धात अब्रूनुकसानीचा दावा दाखल केला होता. त्यानंतर बुधवारी अतिरिक्त मुख्य न्यायदंडाधिकारी समर विशाल यांच्यासमोर विवेक यांची साक्ष झाली.

हिंदू घटस्फोटाचा नेवाडा भारतातच

मुंबई : हिंदू विवाह पद्धतीने केलेल्या आणि भारतात नोंदणी केलेल्या विवाहाच्या प्रकरणात घटस्फोटाचा खटला असेल, तर त्याचा निवाडा भारतातच होऊ शकतो. त्याचा निवाडा परदेशी न्यायालय करू शकत नाही, असा निर्णय देत मुंबई उच्च न्यायालयाने या रोड येथील महिलेला दिलासा ला आहे.

या महिलेचा पती हा मूळ भारतीय वंशाचा असला, तरी अंडमध्ये राहणारा आहे. त्यामुळे गाने घटस्फोटासाठी इंग्लंडमधील चेस्टर कुटुंब न्यायालयात खटला रला आहे. त्याविषयी नोटीस आल्यानंतर या महिलेने मुंबई उच्च न्यायालयात धाव घेऊन इंग्लंडमध्ये

THE NEW INDIA ASSURANCE CO. LTD.
(A Govt. of India Undertaking)
Regional Office: B Floor, Bafra Plaza, Tech Road, Jaipur-302016
Tel: 8144-3745743, 783882858 or 01461-2511111
Reference to Advertisement for E-tendering for outsourcing infrastructure and manpower supply work for establishing PMO-BSBY-Tender Date: 01-01-2019
Last date of submission of tender is rescheduled to 05/02/2019 @ 5.45 PM instead of 28.01.2019
For any query/information contact-
<https://www.newindia.co.in/portal/> Tender Notice
Contact No. 9910943924, 9872859925, 9785276610
Date of opening of Technical Bids: 06.02.2019,
Time: 11AM at Regional Office Premises Jaipur.
All other terms and conditions remain unaltered.
Deputy General Manager

जाहीर निवेदन शुद्धीपत्रक

जिल्हा परिषद समाजकल्याण विभाग, अहमदनगरमार्फत GEM पोर्टलवर दिनांक २१/०१/२०१९ रोजी मागासवर्गीयांच्या वस्तीमध्ये हायमास्ट दिवे बसविणे या योजनेअंतर्गत हायमास्ट दिव्यांचे स्पेसिफिकेशन व पुरवठाबाबतचे अटी व शर्ती प्रसिद्ध केलेल्या आहेत. ज्या अटी

महावितरण वीज बंद निवेदन

हडपसर १ उपविभागांतर्गत २२/११ केव्ही हेल्थे उपकेंद्रात येणारी ११ केव्ही हडपसर मार्केट वाहीनी व २२ केव्ही हडपसर इंडस्ट्रीयल इस्टेट वाहीनी, २२/११ केव्ही माळवाडी उपकेंद्रात येणारी ११ केव्ही कुबेर विहार वाहीनी, हडपसर २ उपविभागांतर्गत २२/२२ केव्ही कुमार केअरींग स्विचिंग उपकेंद्रात येणारी २२ केव्ही कुमार प्रिन्स टाऊन वाहीनी, २२ केव्ही पामरिंग वाहीनी व २२ केव्ही केवलकेड वाहीनी, १३२/२२ केव्ही ओल्ड फुरसुंगी उपकेंद्रात येणारी २२ केव्ही हेल्थे २ वाहीनीवर देखभालीचे काम करण्यात येत आहे. त्यामुळे वीजपुरवठा गुरुवार दि. ३१/०१/२०१९ रोजी सकाळी १०.०० ते १६.०० या काळात बंद राहणार आहे. बाधीत क्षेत्र: रहेजाविस्त, मोहम्मदवाडी, एन आय वी एम रोड, आर्चर्ड पॅलेस, कुमार प्रिन्स टाऊन, मारवल सांगरिया, डीपीरोड, कुबेर संकुल, प्रगती पार्क, माळवाडी, मंत्री मार्केट हडपसरगाव, हडपसर इंडस्ट्रीयल इस्टेट, भोसले व्हॉलेज, नारंदा नगरी परीसर तरी सर्व ग्राहकांनी सहकार्य करावे ही विनंती.

PRO No :- PZ 597 / 19 कार्यकारी अभियंता, वडगाईन विभाग, पुणे

जाहीर सूचना

सर्व समाज जनतेस या सूचनेद्वारे असे कळविण्यात येते की, प्रस्तावित निवासी विकासचा प्रकल्प, सर्वे क्रमांक १२ (Part), बाणेर, तालुका-छवेली, जिल्हा-पुणे, राज्य - महाराष्ट्र यासाठी विकसक मेसर्स निओ फार्मा प्रा. लिमिटेड यांना पर्यावरण विभाग, महाराष्ट्र शासनाकडून मंजुरी पत्र क्र. एस्ईआयजेजे ईसी-००००००६२०, दिनांक : १५/०१/२०१९. सदर पर्यावरण मंजुरी पत्र पर्यावरण विभाग, महाराष्ट्र शासनाकडे आणि महाराष्ट्र शासन पर्यावरण विभागाच्या <http://ec.maharashtra.gov.in> या वेबसाईटवर देखील उपलब्ध आहे.

सही/-
मेसर्स निओ फार्मा प्रा. लि.
६०३, सहावा मजला, मेफेयर टॉवर- 1, जुना मुंबई-पुणे रोड,
वाकडेवाडी, शिवाजीनगर, पुणे ४११००५ महाराष्ट्र

भारत सरकार भाभा अणु संशोधन केंद्र

जाहिरात क्र. ०१/२०१९-आर-III
ऑनलाईन अर्ज सादर करण्यासाठी शेवटची तारीख : २५/०२/२०१९
सरकार एक अशा कार्यवाहीचा प्रयत्न करत आहे जे रिंग संतुलन प्रतिबंधित करते आणि महिला उमेदवारांना अर्ज करण्यासाठी प्रोत्साहित करते जाऊ शकते.
भाभा अणु संशोधन केंद्र (बीएआरसी) मुंबई, तारापुर, विशाखापट्टणम आणि कोलकाता या ठिकाणी बीएआरसी आणि बीएआरसी हतर फटक युनिट्सच्या रिक्त अर्जाकरिता पात्र उमेदवारांकडून खालील पदांकरिता ऑनलाईन अर्ज मागवित आहेत:-
पत्र क्र. ०३
पदाचे नाव
पदाची संख्या
उच्च सीपीसी पे

particulars, regulatory services, EY India. "The government had invited comments to quantify the said parameters and the guidelines are now awaited."

Most major players operate in India through two entities — an Indian one and a foreign company registered in tax havens. The Indian entity only acts as an intermediary or a commission agent and most of the revenues are directly shipped to the headquarters of the foreign registered companies. The tax department has challenged Google previously. It said Google's Indian arm

tion and india may lose out if we don't. The rules coming alongside the budget may just be a coincidence," said one of the persons close to the development cited above.

India already taxes advertising revenue of companies such as Google, Facebook, LinkedIn and Twitter. It had introduced an "equalisation levy" of 6% applicable on the digital spend by Indian consumers. Experts pointed out that the government wants to be cautious so that individuals don't get impacted due to the regulations.

GIL
Enabling e-Governance

Gujarat Informatics Limited
Block No. 2, 2nd Floor, C & D Wing, Karmayogi Bhavan, Sector-16A, Gandhinagar.
Phone: 079-23256022, Fax: 079-23238925 Website: <http://gil.gujarat.gov.in>

NOTICE INVITING BIDS

GIL invites bids through E-tendering for Selection of Agency for providing live web streaming (Audio, Video, Record, Viewing & other services on behalf of Office of the Chief Electoral Officer, Gandhinagar. (Tender No. HWT290119534). Interested parties may visit <http://www.gil.gujarat.gov.in> or <https://www.gil.nprocure.com> for eligibility criteria & more details about the bids

- Managing Director

PUBLIC NOTICE

This is to inform to the general public that, the proposed Residential development project at survey no. 12 (P) at village Baner, Taiuka - Haveli, Dist. - Pune, State - Maharashtra being constructed by the developers 'M/s. Neo Pharma Pvt. Ltd.' has been accorded Environmental clearance from Environment Department, Maharashtra vide letter no. SEIAA-EC-0000800620, dated: 15/01/2019. Copies of the said Environmental clearance letters are available with the Environment Department, Govt. of Maharashtra and the same may also be seen on the website of the Environment Department, Government of Maharashtra i.e. <http://ec.maharashtra.gov.in>

For, Sd/-
M/s. Neo Pharma Pvt. Ltd.
603, 6th floor, Mayfair Tower I, Old Mumbai-Pune Road, Wakdevadi, Shivajinagar, Pune - 411 005 Maharashtra.

**MINISTRY OF CIVIL AVIATION
GOVERNMENT OF INDIA
RAJIV GANDHI BHAWAN, NEW DELHI**

Advertisement for the post of Secretary of the Airports Economic Regulatory Authority of India (AERA)

Applications are invited for the selection to the post of Secretary, Airports Economic Regulatory Authority of India (AERA), an Authority to regulate tariff and other charges for the aeronautical services rendered at airports, under the administrative control of the Ministry of Civil Aviation, Government of India.

2. The details of age limit, Essential Qualification and Experience etc. along with prescribed format for application are available on the website of the Ministry of Civil Aviation <http://www.civilaviation.gov.in>. The details can also be obtained on the website of Airports Economic Regulatory Authority (www.aera.gov.in) and Department of Personnel and Training Website (www.persmin.gov.in)

3. The eligible and interested persons may send their application in the prescribed format by 22.02.2019.

(Rubina Ali)
Joint Secretary
davp 03112/11/0004/1819

BID/OFFER PERIOD

In case of a revision in the Price Band, the Bid/Offer Period will be extended for of the Price Band subject to the Bid/Offer Period not exceeding a total of 10 revised Bid/Offer Period, if applicable, will be widely disseminated by not release, and also by indicating the change on the websites of the BRLMs and by intimation to Self-Certified Syndicate Banks ("SCSBs"), the Sponsor or Share Transfer Agents ("CRTAs") and Collecting Depository Participants ("CDPs") in terms of Rule 19(2) (b) (ii) of the Securities Contracts (Regulation) Act, 1956 (as amended collectively "SEBI ICDR Regulations"), this is an Offer for capital of our Company. The Offer is being made through the Book Building SEBI ICDR Regulations, wherein not more than 50% of the Offer shall be allocated to Buyers (the "QIBs") (the "QIB Category"), provided that our Company or BRLMs, may allocate up to 60% of the QIB Category to Anchor Investor Portion. One-third of the Anchor Investor Portion shall be reserved for received from domestic Mutual Funds at or above the price at which allocation Allocation Price"). Post allocation to the Anchor Investors, the QIB Category 5% of the QIB Category (excluding the Anchor Investor Portion) shall be available Funds only, and the remainder of the QIB Category shall be available for all Anchor Investors), including Mutual Funds, subject to valid Bids being received less than 15% of the Offer shall be available for allocation on a proportionate 35% of the Offer will be available for allocation to Retail Individual Investors subject to valid Bids being received at or above the Offer Price. All potential mandatorily required to participate in this Offer only through the Application providing details of their respective bank accounts in which the amount will participate in the Anchor Investor Portion through the ASBA process. For details Bidders/Applicants should note that on the basis of the PAN, DP ID and Form, the Bidder/Applicant may be deemed to have authorised the Depository any requested Demographic Details of the Bidder/Applicant as available Demographic Details may be used, among other things, for unblocking related to the issue. Bidders/Applicants are advised to update any changes the records of the Depository Participant to ensure accuracy of record Demographic Details would be at the Bidders/Applicants' sole risk.

Contents of the Memorandum of Association of the Company as regards the Company, please see the section entitled "History and Certain Corpor (A) 1 of the Memorandum of Association of the Company. The Memorandum document for inspection in relation to the issue. For further details, please

BOOK RUNNING AGENT

JM FINANCIAL	AXIS
JM Financial Limited 7 th Floor, Chenergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025, Maharashtra, India Tel: +91 22 6630 3030 Fax: +91 22 6630 3330 Email: chalet ipo@jmf.com Investor grievance email: grievance.ipo@jmf.com Website: www.jmf.com Contact Person: Prachee Dhuri SEBI Registration No.: INM000010361	Axis Capital Limited 1 st Floor, Axis House, C 2 Centre, Pandurang Budh Mumbai 400 025, Maharashtra Tel: +91 22 4325 2183 Fax: +91 22 4325 3000 E-mail: chalet.ipo@axiscap.com Investor grievance e-mail: complaints@axiscap.in Website: www.axiscapita.com Contact Person: Mangesh Munge SEBI Registration No.:

AVAILABILITY OF THE RHP: Investors are advised to refer to the RHP and www.axiscapital.co.in and www.morganstanley.com/about-us/globaloffices

AVAILABILITY OF BID CUM APPLICATION FORMS: Bid cum Application Form 3030; Fax: (91 22) 6630 3330; Axis Capital Limited, Tel: +91 22 4325 2183; Tel: +91 22 6136 3400 at the select locations of the Sub-syndicate Member Branches of SCSBs, the list of which is available at websites of the Stock Exchange Sub-Syndicate Members: Achivers Equities Limited, Acon Global Services Anand Share Consultancy, Anil Dhulia, ANS Pvt Limited, Ashika Share & St Limited, Edelweiss Broking Ltd, Eureka Stock & Share Broking Services Limited, Jhaveri Securities, JM Financial Services Limited, Jobanputra Finance Investment & Securities Pvt Limited, LKP Securities Limited, Marwadi Shares Limited, SBICAP Securities Ltd, Sharekhan Limited, SMC Global Securities Ltd Escrow Bank and Refund Bank : Axis Bank Limited
Public Issue Account Bank and Sponsor Bank : ICICI Bank Limited
All capitalized terms used herein and not specifically defined shall have

Place: Mumbai
Date: January 30, 2019

CHALET HOTELS LIMITED is proposing, subject to, applicable statutory and January 23, 2019. The RHP shall be available on the websites of SEBI, BSE www.morganstanley.com/about-us/globaloffices/india, respectively. Potential investors should not rely on the DRHP for any investment decision. These materials are not for publication or distribution, directly or indirectly, in the United States, Canada or Japan. The Equity Shares offered in the Offer have may not be offered or sold within the United States, except pursuant to an exemption offered and sold (i) outside of the United States in offshore transactions in reliance Rule 144A ("Rule 144A") under the U.S. Securities Act), pursuant to the private

ET Neo Pharma 8x5 .31/1/19

ENCLOSURE NO.VII

Demerged Order Copy

**IN THE NATIONAL COMPANY LAW TRIBUNAL
COURT V, MUMBAI BENCH**

**C.P. (CAA) /225/MB/2021
Connected With
CA(CAA)/110/MB/2021**

In the matter of the Companies Act, 2013;

AND

In the matter of Section 230 to 232 and other applicable provisions of the Companies Act, 2013;

AND

In the matter of Scheme of Arrangement between Neo Pharma Private Limited Astrum Developments Private Limited Neo Pharma Private Limited ('First Petitioner Company' or 'Demerged Company') and Astrum Developments Private Limited ('Second Petitioner Company' or 'Resulting Company') and their respective shareholders

Neo Pharma Private Limited

CIN: U24239MH1950PTC008016

...First Petitioner Company / Demerged Company

Astrum Developments Private Limited

CIN: U45309MH2021PTC355055

...Second Petitioner Company/ Resulting Company

Order pronounced on 07.03.2022



IN THE NATIONAL COMPANY LAW TRIBUNAL
COURT V, MUMBAI BENCH

C.P. (CAA)/225/MB/2021 Connected With
CA(CAA)/110/MB/2021

Coram:

Hon'ble Smt. Suchitra Kanuparthi : Member (Judicial)
Hon'ble Smt. Anuradha Sanjay Bhatia : Member (Technical)

Appearances (via videoconferencing):

For the Petitioner(s): Mr. Hemant Sethi, Ms Vidisha Poonja i/b. He-
mant Sethi & Co.,
For the Regional Director: Rupa Sutar, Deputy Director

Per: Suchitra Kanuparthi, Member (Judicial)

ORDER

1. The Court is convened by videoconference.
2. Heard the learned counsel for the Petitioner Companies. No objector has come before the Tribunal to oppose the Petition and nor any party has controverted any averments made in the Petition.
3. The Counsel for the Petitioner Company states that the present Scheme is an Arrangement between Neo Pharma Private Limited ('First Petitioner Company' or 'Demerged Company') and Astrum Developments Private Limited ('Second Petitioner Company' or 'Resulting Company') and their respective shareholders.



IN THE NATIONAL COMPANY LAW TRIBUNAL
COURT V, MUMBAI BENCH

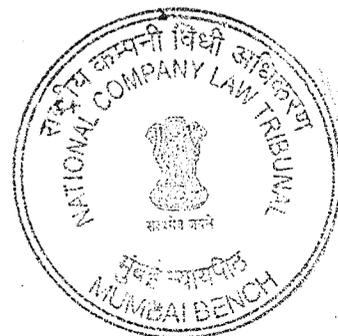
C.P. (CAA)/225/MB/2021 Connected With
CA(CAA)/110/MB/2021

4. The Learned Counsel for the Petitioner Companies submits that the First Petitioner Company is primarily engaged in the businesses of Real Estate Development including residential and commercial development and the Second Petitioner Company is authorised to undertake and engage in residential and commercial real estate development and construction business.

5. The Learned Counsel for the Petitioner Companies submits that following is the rationale and benefits of the Scheme;

The restructuring, by way of demerger of the "Pune Residential Real Estate Development Business" of First Petitioner Company into Second Petitioner Company would result in:

- *the Demerged Company to channelize its focus more on its other projects based in Mumbai;*
- *Further, such segregation of businesses shall enable focus on each project separately and bring efficacy in management of Mumbai and Pune businesses.*
- *The proposed demerger of the Demerged Undertaking would (i) facilitate the management to efficiently exploit opportunities for core business of the Demerged Undertaking independently in the Resulting Company and (ii) enable cost optimization, better management control and flexibility in operations.*
- *Accordingly, the Scheme is proposed to demerge the Demerged Undertaking of the Demerged Company on a going concern basis into the Resulting Company*



IN THE NATIONAL COMPANY LAW TRIBUNAL
COURT V, MUMBAI BENCH

C.P. (CAA)/225/MB/2021 Connected With
CA(CAA)/110/MB/2021

With the above objectives, management of Demerged company considered necessary to have the Demerged Undertaking demerged from First Petitioner Company into Second Petitioner Company as also since it is a customary industry practice in the real estate sector to incorporate project-wise companies in order to facilitate any prospective investor/lender to invest/lend in a project specific special purpose vehicle. Accordingly, it is envisaged to segregate the Demerged Undertaking comprising of Pune Residential Real Estate Development Business, by way of demerger into the Resulting Company which is specifically incorporated for this project.

The Board of Directors of both the Companies are of the opinion that the proposed demerger would benefit all the shareholders, creditors, employees and all other stakeholders and shall enable the group to achieve and fulfil its objectives more efficiently and economically.

6. Learned Counsel for the Petitioner Companies submits that the Board of Directors of the Petitioner Companies approved the Scheme at their respective meetings held on 25 February 2021. The Appointed Date fixed under the Scheme is 1 April 2021.
7. The Learned Counsel for the Petitioner Company submits that the Company Scheme Petition is filed in consonance with Sections 230 to 232 of the Companies Act, 2013 along with the Orders passed in CA(CAA)/110/MB/2021 by this Tribunal.



IN THE NATIONAL COMPANY LAW TRIBUNAL
COURT V, MUMBAI BENCH

C.P. (CAA) /225/MB/2021 Connected With
CA(CAA)/110/MB/2021

8. The Learned Counsel appearing on behalf of the Petitioner Company further states that the Petitioner Company has complied with all requirements as per directions of the Tribunal and they have filed necessary affidavit of service with the Tribunal. Moreover, the Petitioner Company through their Counsel undertake to comply with all statutory requirements if any, as required under the Companies Act, 2013 and the Rules made there under whichever is applicable.

9. Consideration:-

- Upon the scheme coming into effect and with effect from the effective date and in consideration of the transfer and vesting of the Demerged Undertaking of the Demerged Company into the resulting company in terms of Part B of the Scheme, the Board of Directors of the Resulting Company shall, without any further act or deed, issue and allot to the equity shareholders of the Demerged Company, whose name is recorded in the register of members of the Demerged Company, on the Effective Date (“**Record Date**”) 2 (two) equity shares of INR 10/- (Rupees Ten Only) each of the Resulting credited as fully paid for every 1(one) equity share of INR 100/- (Rupees One Hundred Only) each held by such equity shareholder of the Demerged Company (“**New Equity Shares**”) as per the report obtained from the registered valuers. The ratio in which equity shares of the Resulting Company are to be issued and allotted to the shareholders of the Demerged Company is referred as the “**Share Entitlement Ratio**”. It is clarified that no cash consideration shall be paid by the Resulting Company to the Demerged Company or its shareholders.



IN THE NATIONAL COMPANY LAW TRIBUNAL
COURT V, MUMBAI BENCH

C.P. (CAA)/225/MB/2021 Connected With
CA(CAA)/110/MB/2021

- In case the shareholders' equity shareholding in the Demerged Company is such that the shareholder become entitled, pursuant to clause 2.1 above, to a fraction of an equity share of the Resulting Company, the Resulting Company shall round off the said entitlement to the nearest integer and allot equity shares accordingly.
- The Resulting Company shall take necessary steps to increase or alter, if necessary, its authorized share capital suitably, if required, to enable it to issue and allot the equity shares pursuant to this scheme.
- The Resulting Company, shall if and to the extent required, apply for and obtain any approvals from the concerned authorities for the issue and allotment of equity shares, under the Scheme.
- The New Equity Shares to be issued and allotted as provided in Clause 2.1 above shall be subject to the provisions of the Memorandum and Articles of Association of the Resulting Company and shall rank pari passu in all respects with the then existing equity shares of the Resulting Company after the Record Date including with respect to dividend, bonus entitlement, rights share entitlement, voting rights and other Corporate benefits.

10. The Learned Counsel for the Petitioner Company states that the shares of the Petitioner Company are not listed on any stock exchanges.

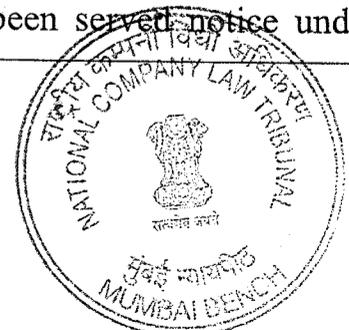
11. The Regional Director has filed a Report dated 07 March 2022 stating therein, save and except as stated in paragraph IV (a) to (h), it appears that the Scheme is not prejudicial to the interest of shareholders and public. The observations of the Regional Director and the response of the Petitioner Companies are as follows:



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Sr. No.	Regional Director Report/Observation dated 07 th March 2022	Response of the Petitioner Companies
Para (IV)		
(a)	<i>In compliance of AS-14 (IND AS-103), the Petitioner Companies shall pass such accounting entries which are necessary in connection with the scheme to comply with other applicable Accounting Standards such as AS-5 (IND AS-8) etc.</i>	Apropos the observation set out in paragraph IV (a) of the Report of Regional Director is concerned, the Petitioner Companies submit that they will comply with the respective accounting standard as may be applicable as mentioned in the scheme as certified by the statutory auditors certificate on the accounting treatment mentioned in the scheme and filed in NCLT.
(b)	<i>The Petitioners under provisions of section 230(5) of the Companies Act, 2013 have to serve notices to concerned authorities which are likely to be affected by Compromise or arrangement. Further, the approval of the scheme by this Hon'ble Tribunal may not deter</i>	With reference to the observation set out in paragraph IV (b) of the Report of Regional Director is concerned, the Petitioner Companies undertake that the approval of the Scheme by this Hon'ble Tribunal may not deter the regulatory authorities which have been served notice under



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	<i>such authorities to deal with any of the issues arising after giving effect to the scheme. The decision of such Authorities is binding on the Petitioner Company(s).</i>	section 230(5) of the Companies Act, 2013 to deal with any of the issue arising after giving effect to the Scheme and that the decision of such Regulatory Authority is binding on the Petitioner Companies, unless otherwise appealable by them.
(c)	<i>The Hon'ble NCLT may kindly direct to the Petitioners to file an undertaking to the extent that the Scheme enclosed to the Company Application and the scheme enclosed to the Company Petition are one & same and there is no discrepancy or deviation</i>	With reference to the observation set out in paragraph IV (c) of the Report of Regional Director is concerned, the Petitioner Companies undertake that the Scheme enclosed to the Company Application and Company Petition are one and the same and there are no discrepancy or deviation.
(d)	<i>a) As per Definition of the Scheme, 'Appointed Date' means 1st April 2021 or any other date as may be approved by the NCLT.</i>	Apropos the observation set out in paragraph IV (d) of the Report of Regional Director is concerned, the Petitioner Companies clarify that scheme shall be effective from the Appointed Date which is a specific date of 1 st Day of April 2021. Further,



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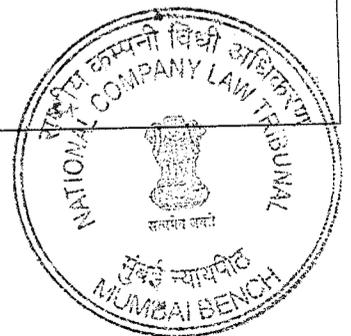
	<p><i>'Effective Date' means the date or last of the dates on which the certified / authenticated copy of the order of the NCLT (as defined herein below) sanctioning this Scheme is filed with the Registrar of Companies, Maharashtra, Mumbai by the Demerged Company and the Resulting Company.</i></p> <p><i>Further, the Petitioners may be asked to comply with the requirements and clarified vide circular no. F. No. 7/12/2019/CL-I dated 21.08.2019 issued by the Ministry of Corporate Affairs..</i></p>	<p>the Appointed Date is not based on the occurrence of a trigger event which is key to the proposed scheme. Accordingly, the circular no. F. No. 7/12/2019/CL-1 dated 21.08.2019 issued by the Ministry of Corporate Affairs is not applicable to the present Scheme of Arrangement.</p>
(e)	<p><i>Part B - Clause 4 of the Scheme</i></p> <p>1. ACCOUNTING TREATMENT</p> <p>IN THE BOOKS OF THE DEMERGED COMPANY</p> <p><i>1.1. Upon the Scheme becoming effective and with effect from the Appointed Date, the transfer and vesting of the Demerged Undertaking from the Demerged</i></p>	<p>Apropos the observation set out in paragraph IV (e) of the Report of Regional Director is concerned, the Petitioner Companies undertake that the excess / deficit of assets over the value of liabilities recorded in the books</p>



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<p><i>Company into the Resulting Company shall be accounted in the financial statements of the Demerged Company as per the accounting standards notified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India, in the following manner:</i></p> <p><i>a) The assets and liabilities pertaining to the Demerged Undertaking of the Demerged Company being transferred to the Resulting Company, shall be, at values appearing in the books of account of the Demerged Company as on the Appointed Date.</i></p> <p><i>b) Any inter-company balance(s), debts, borrowings (secured or unsecured), if any between the Demerged Company, in respect of the Demerged Undertaking, and the Resulting Company, shall stand cancelled and corresponding effect shall be given in the books of account and the records of the Demerged Company for the reduction of any assets or liabilities, as the case may be. There would be no accrual of interest or other</i></p>	<p>of the Resulting Company shall be adjusted against Capital Reserves. In view of the above it is submitted that the difference if so credited in Capital Reserve arising out of Demerger shall not be available for distribution of dividend and other similar purposes.</p>
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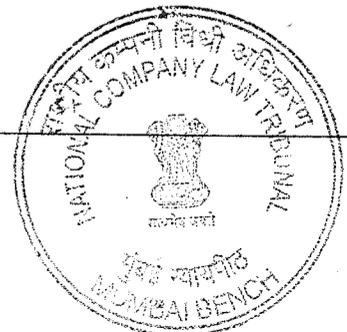
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charges and there shall be no obligation/outstanding in that behalf in respect of any such intercompany loans, debt, securities or balances with effect from the Appointed Date.

c) The excess / deficit of assets over liabilities of the Demerged Undertaking transferred pursuant to Clauses 4.1 (a) and (b) above and the cancellation of investment in the equity shares held by the Demerged Company in the paid-up share capital of the Resulting Company as per clause 3 above, shall be adjusted against Reserves.

IN THE BOOKS OF THE RESULTING COMPANY

1.2. Upon the Scheme becoming effective and with effect from the Appointed Date, the transfer and vesting of the Demerged Undertaking from the Demerged Company into the Resulting Company shall be accounted in the financial statements of the Resulting Company as per the accounting standards notified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and



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other accounting principles generally accepted in India, in the following manner:

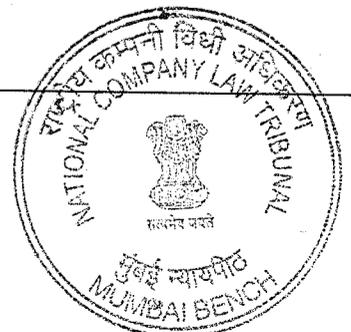
- a) *The Resulting Company shall record the assets and liabilities pertaining to the Demerged Undertaking of the Demerged Company being transferred to the Resulting Company at values appearing in the books of account of the Demerged Company as on the Appointed Date.*
- b) *Any inter-company balance(s), debts, borrowings (secured or unsecured), if any between the Demerged Company, in respect of the Demerged Undertaking and the Resulting Company shall stand cancelled and corresponding effect shall be given in the books of account and the records of the Resulting Company for the reduction of any assets or liabilities, as the case may be. There would be no accrual of interest or other charges and there shall be no obligation/outstanding in that behalf in respect of any such intercompany loans, debt, securities or balances with effect from the Appointed Date.*



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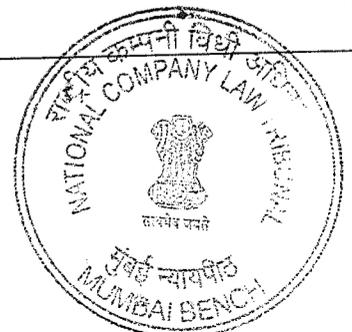
	<p>c) <i>The Resulting Company shall credit to the Equity Share Capital Account in its books of accounts, the aggregate face value of the new equity shares issued and allotted to the equity shareholders of the Demerged Company as per Clause 2.1 above.</i></p> <p>d) <i>The excess / deficit of assets over liabilities recorded in the books of Resulting Company as per the Clauses 4.2 (a) and (b) and the value of share issued as per the Clause 4.2 (c) above shall be adjusted against Goodwill / Capital Reserves.</i></p> <p>e) <i>Upon the Scheme being effective, the existing shareholding of the Demerged Company in the Resulting Company shall stand cancelled as per clause 3 above. Upon cancellation, the Resulting Company shall debit to its Equity Share Capital Account, the aggregate face value of existing equity shares held by the Demerged Company in the Resulting Company, which stands cancelled and the same shall be credited to the General Reserve of the Resulting Company.</i></p>	
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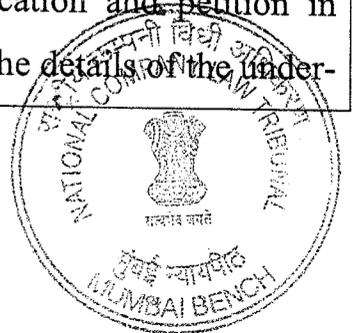
	<p><i>Petitioner Companies have to undertake that the surplus / deficit shall be adjusted to Capital Reserve Account arising out of amalgamation.</i></p> <p><i>Further Petitioner Companies have to undertake that reserves shall not be available for distribution of dividend.</i></p>	
(f)	<p><i>Part B - Clause 3 F Of The Scheme :-</i></p> <p>3. REDUCTION OF SHARE CAPITAL OF THE RESULTING COMPANY</p> <p><i>3.1. Simultaneously, With The Issue And Allotment Of The New Equity Shares By The Resulting Company To The Equity Shareholders Of The Demerged Company In Accordance With Clause 2.1 Above Of This Scheme, In The Books Of The Resulting Company, All The Equity Shares Issued By The Resulting Company To The Demerged Company And Held By It Shall Stand Cancelled, Extinguished And Annulled On And From The Effective Date, Without Any Further Act, Instrument Or Deed. Such Cancellation Of The Share Capital Of The Re-</i></p>	<p>Apropos the observation set out in paragraph IV (f) of the Report of Regional Director is concerned, the Petitioner Companies undertake that the reduction of share capital is an integral part of the scheme under sections 230-232 of the Companies Act, 2013 and the order under the said section shall be deemed to be an order under section 66 and separate compliance under section 66 is not required.</p>



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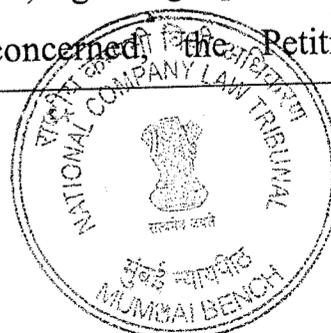
	<p><i>sulting Company Shall Be Effected As A Part Of The Scheme Itself. The Order Of NCLT Sanctioning The Scheme Shall Be Deemed To Be An Order Under Section 66 Of The Act Confirming The Reduction And No Separate Sanction Under Section 66 Of The Act Shall Be Necessary.</i></p> <p><i>The Petitioner Transferee Company Shall Undertake To Comply With Section 66 Of The Companies Act, 2013 And Other Applicable Provisions Of The Act.</i></p>	
(g)	<p><i>The Hon'ble NCLT may kindly direct the Petitioner Companies to furnish the details of the under-construction Projects.</i></p>	<p>Apropos the observation set out in paragraph IV (g) of the Report of Regional Director is concerned, the Petitioner Companies clarify that the details of the under construction projects that are forming a part of the Demerged Undertaking and Remaining Undertaking are already been provided in the respective balance sheet filed in the application and petition in NCLT. The details of the under-</p>



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		<p>construction projects are as follows:</p> <p><u>Demerged Company:</u></p> <p>a. 'Jade Residences', Pune – Ongoing (forming a part of the Demerged Undertaking);</p> <p>b. 'Kalpataru Avenue', Mumbai – As on Appointed Date – Ongoing (forming a part of the Remaining Business and for which the Occupancy Certificate 'OC' has been received);</p> <p>c. 'Kalpataru Elegante', Mumbai – Ongoing (forming a part of the Remaining Business);</p> <p>There are currently no projects in the Resulting Company.</p>
(h)	<p><i>STATUS OF ROC REPORT:- ROC, Mumbai Report dated 15.02.2022 has interalia mentioned that there are no prosecution, no technical scrutiny, no inquiry, no inspection and no</i></p>	<p>Apropos the observation set out in paragraph IV (h) of the Report of Regional Director is concerned, regarding report of ROC is concerned, the Petitioner</p>



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<p><i>complaints pending against Petitioner Companies.</i></p> <p><i>Further mentioned that :-</i></p> <p>1. <i>The Company has not attached complete set of Financials Statement with the scheme.</i></p> <p>2. <i>Interest of the Creditors should be protected.</i></p> <p><i>Hon'ble Tribunal may consider the observations pointed out by ROC, Mumbai in their report and decide the matter on merits.</i></p>	<p>Companies clarify that the Petitioner Companies have attached complete financial statements in the company application and Petition as filed in NCLT. Further, the Petitioner Companies submit that the interest of Creditors will be protected.</p>
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The observations made by Regional Director have been explained by the Petitioner Company in the above Para 10 and the clarifications and undertaking given by the Petitioner Companies are hereby accepted by the Tribunal. The said undertaking is accepted.

11. From the material on record, the Scheme appears to be fair and reasonable and is not violative of any provisions of law and is not contrary to public policy.
12. Since all the requisite statutory compliances have been fulfilled, C.P. (CAA)/225/MB/2021 filed by the Petitioner Companies have been made absolute in terms of prayer made in the Company Petition.
13. The Scheme is hereby sanctioned, and the Appointed Date of the scheme is 1st April, 2021.



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14. The Petitioner Companies is directed to file a certified copy of this Order along with the copy of Scheme with the concerned Registrar of Companies, electronically in e-form INC-28 within 30 days from the date of receipt of the Order duly certified by the designated Registrar of this Tribunal.
15. The Petitioner Companies shall lodge a copy of this Order along with the Scheme duly certified by the designated Registrar of this Tribunal, with the concerned Superintendent of Stamps for the purpose of adjudication of stamp duty payable, if any, within a period of 60 working days from the date of the receipt of the certified Order from the Registry of this Tribunal.
16. All concerned regulatory authorities to act on a copy of this Order along with Scheme duly certified by the designated Registrar, of this Tribunal.
17. Any person interested shall be at liberty to apply to this Tribunal in the above matter for any directions that may be necessary.
18. Any concerned authorities are at liberty to approach this Tribunal for any further clarification as may be necessary.
19. Ordered accordingly.

Sd/-

Anuradha Sanjay Bhatia
Member (Technical)

Sd/-

Suchitra Kanuparthi
Member (Judicial)

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Certified True Copy

Date of Application 08.03.2022

Number of Pages 18

Fee Paid Rs. 40

Applicant called for collection copy on 29.03.2022

Copy prepared on 29.03.2022

Copy Issued on 29.03.2022

 P. S. Sonawale
29.3.2022

Deputy Registrar

National Company Law Tribunal, Mumbai Bench

SCHEME OF ARRANGEMENT
 UNDER SECTIONS 230 TO 232
 AND
 OTHER APPLICABLE PROVISIONS OF THE COMPANIES ACT, 2013
 BETWEEN
 NEO PHARMA PRIVATE LIMITED
 (DEMERGED COMPANY)
 AND
 ASTRUM DEVELOPMENTS PRIVATE LIMITED
 (RESULTING COMPANY)
 AND
 THEIR RESPECTIVE SHAREHOLDERS

PREAMBLE

This Scheme (as defined herein after) is presented under Sections 230 to 232 and other applicable provisions of the Companies Act, 2013 and rules made thereunder, and also in accordance with the provisions of Section 2(19AA) of the IT Act, 1961, for the demerger of the Demerged Undertaking (as defined herein after) from the Demerged Company into the Resulting Company.

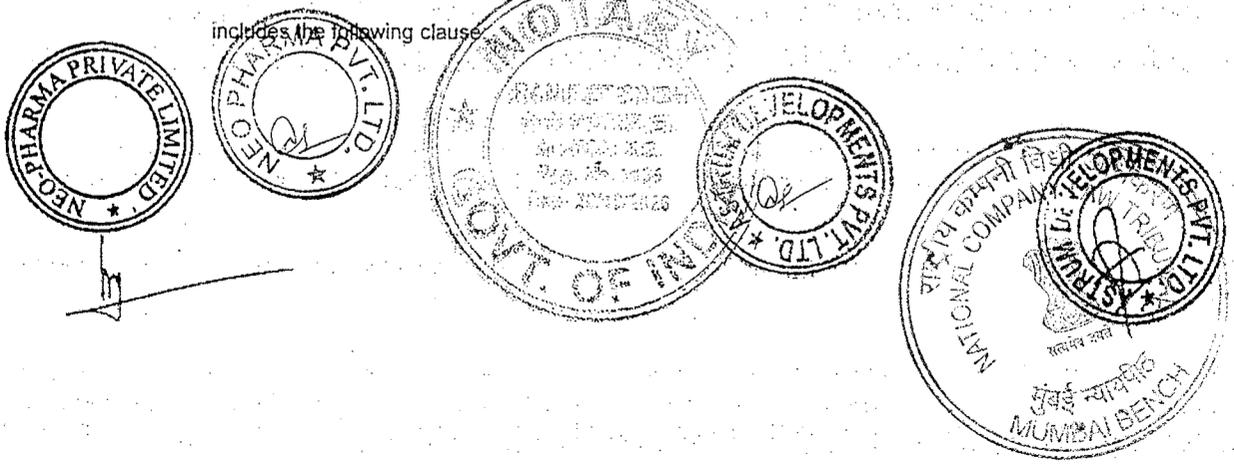
In addition, this Scheme also provides for various other matters consequential or otherwise integrally connected herewith.

1. Background of companies

Demerged Company

1.1. Neo Pharma Private Limited (hereinafter referred to as 'NPPL' or the 'Demerged Company') is a private limited company bearing CIN – U24239MH1950PTC008016, a company governed under the Companies Act, 2013. The registered office of the company is situated at Kasturi Building, J Tata Road, Mumbai – 400020, Maharashtra, India. It is primarily engaged in the business of real estate development including residential and commercial development.

1.2. The object of NPPL as per its memorandum of association includes the following clause



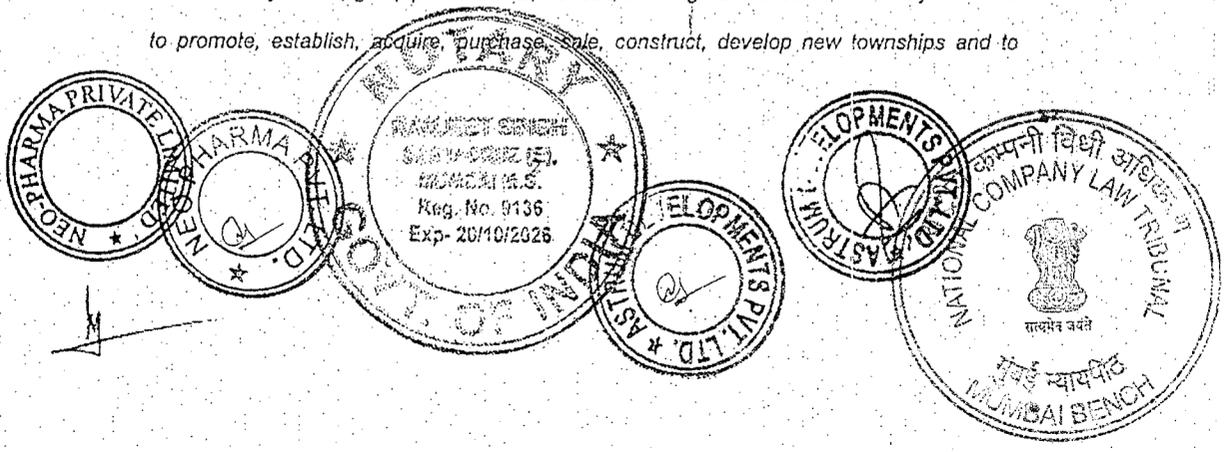
To carry on all or any of the business of proprietors of lands, flats, masonnellers, dwelling houses, shops, offices, industrial estates, leases of lands, flats and other immovable properties and for those purposes to purchase, take on lease or otherwise acquire and hold any lands or buildings of any tenure or description wherever situated, or rights or interest therein or connected therewith, to prepare building sites and to construct, reconstruct, pull down, alter, improve, develop, decorate and furnish the flats, to plant, drain or otherwise improve the land or any part thereof and to manage or let the same or any part thereof for any period, whether belonging to the Company or not, and at such rent and on such conditions as the Company shall think fit, to collect rents and income thereof.

Resulting Company

1.3. Astrum Developments Private Limited (hereinafter referred to as 'ADPL' or the 'Resulting Company') is a private limited company bearing CIN U45309MH2021PTC355055, a company incorporated under the Companies Act, 2013 on 10th February, 2021. The Registered Office of the company is situated at 101, Kalpataru Synergy, Opp. Grant Hyatt, Vakola, Santacruz East, Mumbai - 400055, Maharashtra, India. It is authorised to undertake and engage in residential and commercial real estate development and construction business.

1.4. The object of ADPL as per its memorandum of association includes the following clause:

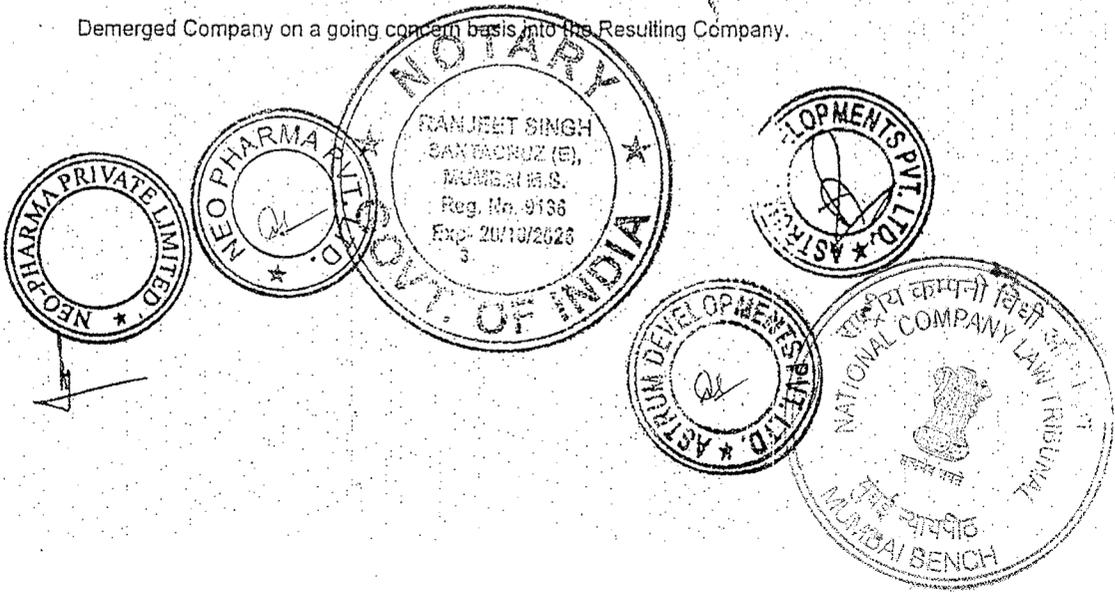
To carry on business of Builders, Developers, Masonry, and General maintenance, construction, contractors and haulers and to construct, purchase, sell, execute, develop, maintain, operate, run, obtain, grant lease, sub lease, license, let out and/or sell departmental stores, offices, residential apartments, bungalows, township, godowns, flats, warehouses, Pent houses, resorts, entertainment complex malls, multiplex concert halls, hotels, golf, tennis court, restaurants, studios, stores, shopping centers, Special Economic Zone, Airports, Satellite Townships, industrial/ IT parks, hospitals, seminar halls, meditation centers, marketing arcade, farm houses, theatres, residential schools, playgrounds & gardens, Golf course, health club, water sports, bowling alleys, recreation centers, docks, harbors, wharves, water courses, reservoirs, embankments, irrigations, reclamations, sewage, drainage and other sanitary works, gas pipeline works, houses, buildings and erections of every kind and to promote, establish, acquire, purchase, sale, construct, develop new townships and to



develop, provide, supply, maintain of various infrastructure facilities and to undertake, development of infrastructure projects in all areas of infrastructure including basic infrastructure such as power, roads, water, water management, waste management system, sewerages, industrial infrastructure, urban infrastructure, tourism infrastructure and to purchase, sell and deal in land and immovable properties and other business activities, as may be decided by the Board of Directors of the Company in the interest of the Company from time to time.

2. Rationale and purpose of the Scheme

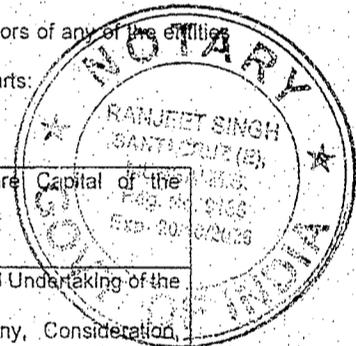
- 2.1. The Demerged Company is, inter alia, engaged in the business of real estate development including residential and commercial development primarily based in cities Mumbai and Pune in Maharashtra. Further, the residential real estate development business of the Demerged Company includes the 'Demerged Undertaking' (as defined herein after):
- 2.2. It is a customary industry practice in the real estate sector to incorporate project-wise companies in order to facilitate any prospective investor/lender to invest/lend in a project specific special purpose vehicle. Accordingly, it is envisaged to segregate the Demerged Undertaking comprising of Pune Residential Real Estate Development Business (as defined hereinafter), by way of demerger into the Resulting Company, which is specifically incorporated for this project.
- 2.3. Demerging the Demerged Undertaking from the Demerged Company to the Resulting Company will enable the Demerged Company to channelize its focus more on its other projects based in Mumbai.
- 2.4. Further, such segregation of businesses shall enable focus on each project separately and bring efficacy in management of Mumbai and Pune businesses.
- 2.5. The proposed demerger of the Demerged Undertaking would (i) facilitate the management to efficiently exploit opportunities for core-business of the Demerged Undertaking independently in the Resulting Company and (ii) enable cost optimization, better management control and flexibility in operations.
- 2.6. Accordingly, the Scheme is proposed to demerge the Demerged Undertaking of the Demerged Company on a going concern basis into the Resulting Company.



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- 2.7. The proposed demerger shall also benefit all the shareholders, creditors, employees and all other stakeholders and shall enable the group to achieve and fulfil its objectives more efficiently and economically.
- 2.8. This Scheme has been drawn up to comply with the conditions relating to "Demerger" as specified under Section 2(19AA) of the IT Act. If any term or provisions of the Scheme is found or interpreted to be inconsistent with the said provisions at a later date, including resulting from an amendment of law or for any other reason whatsoever, the provisions of Section 2(19AA) of the IT Act shall prevail and the Scheme shall stand modified to the extent determined necessary to comply with Section 2(19AA) of the IT Act. Such modification will however not affect other parts of the Scheme.
- 2.9. No creditor of the Demerged Company or the Resulting Company will be prejudiced as a result of the Scheme (*as defined hereinafter*). The Scheme will neither impose any additional burden on the shareholders of the Demerged Company, nor will it adversely affect the interests of any of the shareholders or creditors of the Demerged Company and the Resulting Company. Further, the Scheme is only for the transfer and vesting of the Demerged Undertaking by way of an arrangement from the Demerged Company into the Resulting Company and is not an arrangement or compromise with the creditors of any of the entities involved in the Scheme. The Scheme is divided into the following parts:

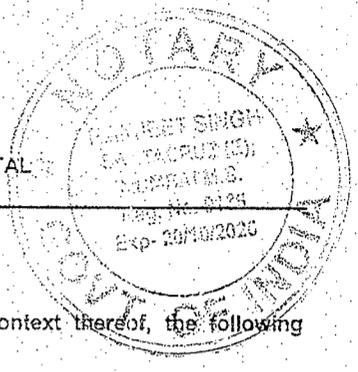
<u>Part A</u>	Dealing with Definitions, Interpretation and Share Capital of the Demerged Company and the Resulting Company
<u>Part B</u>	Dealing with the Transfer & Vesting of the Demerged Undertaking of the Demerged Company into the Resulting Company, Consideration, Reduction of Share Capital of the Resulting Company, Accounting Treatment, and Books & Records of the Demerged Company and the Resulting Company
<u>Part C</u>	Remaining Business of the Demerged Company
<u>Part D</u>	Dealing with General Terms and Conditions of the Scheme



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PART A

DEFINITIONS AND SHARE CAPITAL

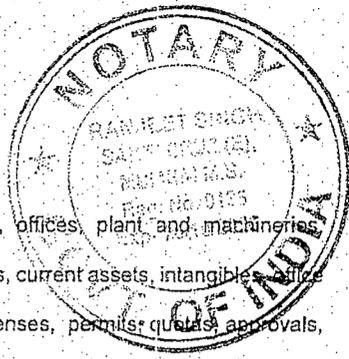


1. DEFINITIONS

In this Scheme, unless repugnant to the meaning or context thereof, the following expressions shall have the following meanings:

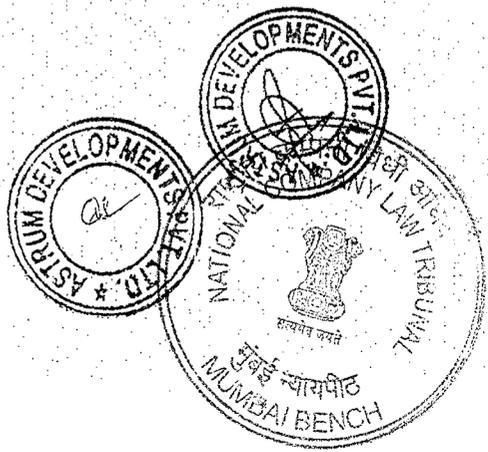
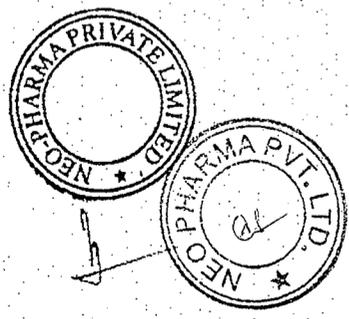
- 1.1. 'Act' or 'the Act' the Companies Act, 2013 and rules made thereunder, including any statutory modifications, re-enactments or amendments thereof for the time being in force as the case may be.
- 1.2. 'Appointed Date' means 1st April 2021 or any other date as may be approved by the NCLT.
- 1.3. "Applicable Law(s)" means any statute, law, regulation, ordinance, rule, judgment, order, decree, by-law, approval from the concerned authority, Government resolution, order, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision of, or determination by, or any interpretation or adjudication having the force of law of any of the foregoing, or other similar directives made pursuant to such laws, whether in effect on the date of this Scheme or at any time after such date by any concerned authority having jurisdiction over the matter in question;
- 1.4. 'Board of Directors' means and includes the respective Board of Directors of Neo Pharma Private Limited and Astrum Developments Private Limited as the case may be, or any committee constituted by the Board of Directors of any of the respective Companies for the purpose of this Scheme.
- 1.5. 'Demerged Company' means 'Neo Pharma Private Limited' or 'NPPL' bearing CIN U24239MH1950PTC008016 as more particularly defined in paragraph 1.1 of the 'Background of companies'.
- 1.6. 'Demerged Undertaking' means the business, undertaking, properties and liabilities, of whatsoever nature and kind and wheresoever situated pertaining to the Pune Residential Real Estate Development Business of the Demerged Company (and including such Pune Residential Real Estate Development Business) on a going concern basis, as on the Appointed Date and shall include, without limitation the following:
 - a) all properties and assets, movable and immovable, real and personal, in possession or reversion, corporeal and incorporeal, present and future, contingent or of whatsoever

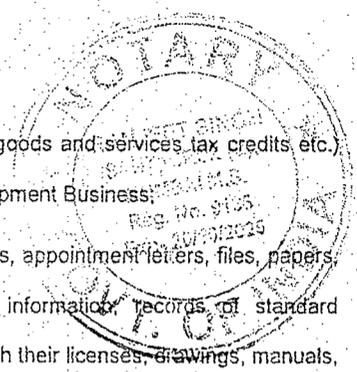




nature, wheresoever situated along with buildings, offices, plant and machineries, vehicles, investments (if any), capital work-in-progress, current assets, intangible assets, equipment's, appliances, computers, accessories, licenses, permits, quotas, approvals, registrations, lease, tenancy rights, incentives, if any, municipal permissions, consents, powers of every kind, nature and description whatsoever in connection with or pertaining to or relatable to Pune Residential Real Estate Development Business and all other permissions, rights, contracts (including rights under any contracts, government contracts, memorandum of understanding, etc.), development rights, transferable development rights, Floor Space Index (FSI), additional FSI, fungible FSI, all entitlements, deposits, advances and / or moneys paid or received by the Demerged Company in connection with or pertaining to or relatable to Pune Residential Real Estate Development Business, all statutory licenses and / or permissions and / or approvals and / or filings to carry on the operations of the Pune Residential Real Estate Development Business, benefits of all agreements, import entitlements contracts and arrangements and all other interests in connection with or relating to the Pune Residential Real Estate Development Business;

- b) all debts, loans whether secured or unsecured, liabilities including contingent liabilities and obligations of the Demerged Company pertaining to and / or arising out of and / or relatable to and or availed for the purposes of the Pune Residential Real Estate Development Business;
- c) all deposits and balances with Government, semi Government, local and other authorities and bodies, customers and other persons, earnest moneys and / or security deposits paid or received by the Demerged Company directly or indirectly in connection with or relating to the Pune Residential Real Estate Development Business;
- d) all agreements, rights, contracts, entitlements, permits, powers of attorney, licenses, registrations, insurance policies, approvals, consents, engagements, arrangements, subsidies, concessions, exemptions and all other privileges and benefits of every kind, nature and description whatsoever (including but not limited to benefits of tax relief including under the Income-tax Act, 1961 such as credit for advance tax, taxes deducted at source, MAT credit, tax losses, unutilized deposits or credits, benefits under the VAT/ Sales Tax law, VAT/ sales tax set off, unutilized deposits or credits, benefits of any



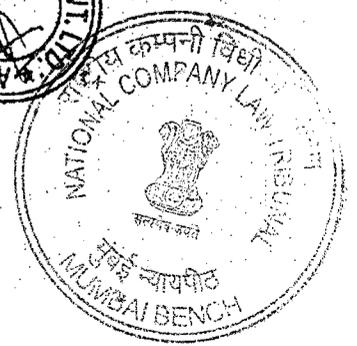
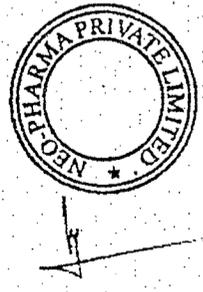


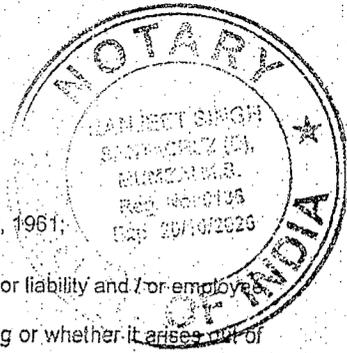
unutilized MODVAT/CENVAT/Service tax credits, goods and services tax credits etc.) relating to the Pune Residential Real Estate Development Business;

- e) all necessary books, records, agreements, contracts, appointment letters, files, papers, product specification, engineering and process information, records of standard operating procedures, computer programs along with their licenses, drawings, manuals, data, catalogues, quotations, sales and advertising materials, lists of present and former customers and suppliers, customer credit information, customer pricing information, and other records whether in physical or electronic form in connection with or relating to the Pune Residential Real Estate Development Business;
- f) all the respective employees of the Demerged Company substantially engaged in the Pune Residential Real Estate Development Business, and those employees that are determined by the Board of Directors of the Demerged Company to be substantially engaged in or relatable to the Pune Residential Real Estate Development Business as on the Effective Date.

For the purposes of the definition of the Demerged Undertaking and this Scheme, it is clarified that liabilities pertaining to or relating to the Pune Residential Real Estate Development Business shall mean:

- i. the debts, liabilities, including debentures and obligations incurred and duties of any kind, nature or description (including contingent liabilities) which arise out of the activities or operations of the Demerged Undertaking (comprising of the Pune Residential Real Estate Development Business);
- ii. the specific loans, credit facilities, overdraft facilities and borrowings (including debentures, bonds, notes and other debt securities) raised, incurred and utilized solely for the activities or operations of the Demerged Undertaking (comprising of the Pune Residential Real Estate Development Business); and
- iii. liabilities in cases, other than those referred to in sub-clauses (i) and (ii) above and not directly relatable to the Remaining Business of Demerged Company, being the amounts of general or multipurpose borrowings, if any, of the Demerged Company, allocated to the Demerged Undertaking in the same proportion which the value of the assets transferred pursuant to the demerger of the Demerged Undertaking bears to the total value of the assets of the Demerged Company immediately prior to the





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Appointed Date, as prescribed under the Income-tax Act, 1961;

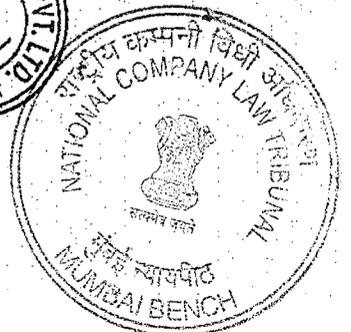
g) Any question that may arise as to whether a specified asset or liability and / or employee pertains to or does not pertain to the Demerged Undertaking or whether it arises out of the activities or operations of the Pune Residential Real Estate Development Business shall be decided by the Board of Directors of the Demerged Company.

It is hereby clarified that the Demerged Undertaking shall not include 'Remaining Business' or 'Remaining Undertaking'.

- 1.7. 'Effective Date' means the date or last of the dates on which the certified / authenticated copy of the order of the NCLT (as defined herein below) sanctioning this Scheme is filed with the Registrar of Companies, Maharashtra, Mumbai by the Demerged Company and the Resulting Company.
- 1.8. 'Government' means any applicable Central, State Government or local body, legislative body, regulatory or administrative authority, agency or commission or any court, tribunal, board, bureau or instrumentality thereof or arbitration or arbitral body having jurisdiction over the territory of India.
- 1.9. 'IT Act' means the Income-tax Act, 1961, including any statutory modifications, re-enactments or amendments thereof for the time being in force read with the relevant rules, regulations and/or circulars issued thereunder.
- 1.10. 'NCLT' means the National Company Law Tribunal, Mumbai Bench having jurisdiction over the Demerged Company and the Resulting Company for the purpose of approving any scheme of compromises, arrangement and merger of companies under Sections 230 to 232 and other applicable sections of the Companies Act, 2013.
- 1.11. 'New Equity Shares' means equity shares issued by the Resulting Company to the shareholders of the Demerged Company pursuant to transfer and vesting of the Demerged Undertaking from the Demerged Company into the Resulting Company.
- 1.12. "Pune Residential Real Estate Development Business" means the following residential projects of the Demerged Company:
 - a) 'Project Kalpataru Jade Residences' in one or more phases, currently having an aggregate saleable area of approx. 966,352 sq. ft. (including any increased or higher area) thereabout or, consisting of residential apartments of different configurations being



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developed by the Demerged Company on Survey No. 12, Village Baner, Taluka Haveli, District Pune, Maharashtra; and

b) **Project Aurum**, in one or more phases, having an aggregate saleable area of approx. 401,010 sq. ft. (including any increased or higher area) thereabout or, consisting of residential apartments of different configurations being developed by the Demerged Company on Survey No. 12, Village Baner, Taluka Haveli, District Pune, Maharashtra.

1.13. '**Remaining Business**' or '**Remaining Undertaking**' means the business, assets and liabilities of whatsoever nature and kind of the Demerged Company other than the Demerged Undertaking and includes all other business units, divisions and their respective assets and liabilities including portion of general or multipurpose borrowings, contracts and employees not allocated to the Demerged Undertaking of the Demerged Company.

1.14. '**Registrar of Companies**' or '**ROC**' means the Registrar of Companies, Maharashtra, Mumbai, in relation to the Demerged Company and the Resulting Company.

1.15. '**Resulting Company**' means 'Astrum Developments Private Limited' or 'ADPL' bearing CIN U45309MH2021PTC355055 as more particularly defined in paragraph 1.3 of the 'Background of companies'.

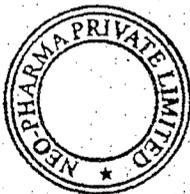
1.16. '**Scheme of Arrangement**' or '**Scheme**' or '**the Scheme**' or '**this Scheme**' or '**Scheme of Demerger**' means this Scheme of Arrangement in its present form with any modification(s) made under clause 10 of Part D of this Scheme as approved or directed by the NCLT.

2. INTERPRETATION

2.1. All terms and words not defined in this Scheme shall, unless repugnant or contrary to the context or meaning thereof, have the same meaning as prescribed to them under the Act, the IT Act, or any other Applicable Laws, rules, regulations, bye-laws, as the case may be, including any statutory modification or re-enactment thereof from time to time.

2.2. In this Scheme, unless the context otherwise requires:

- a) the words "including", "include" or "includes" shall be interpreted in a manner as though the words "without limitation" immediately followed the same;
- b) any document or agreement includes a reference to that document or agreement as varied, amended, supplemented, substituted, novated or assigned, from time to time, in accordance with the provisions of such a document or agreement;

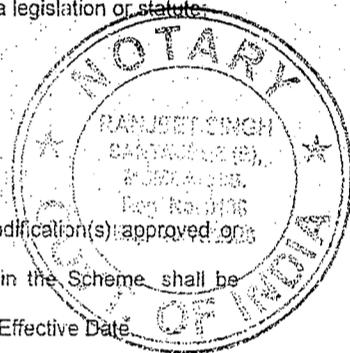


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- c) the words "other", "or otherwise" and "whatsoever" shall not be construed ejusdem generis or be construed as any limitation upon the generality of any preceding words or matters specifically referred to;
- d) the headings are inserted for ease of reference only and shall not affect the construction or interpretation of the relevant provisions of this Scheme;
- e) the term "Clause" refers to the specified clause of this Scheme, as the case may be;
- f) reference to any legislation, statute, regulation, rule, notification or any other provision of law means and includes references to such legal provisions as amended, supplemented or re-enacted from time to time, and any reference to legislation or statute includes any subordinate legislation made from time to time under such a legislation or statute and regulations, rules, notifications or circulars issued under such a legislation or statute;
- g) words in the singular shall include the plural and vice versa.

3. DATE OF TAKING EFFECT AND OPERATIVE DATE

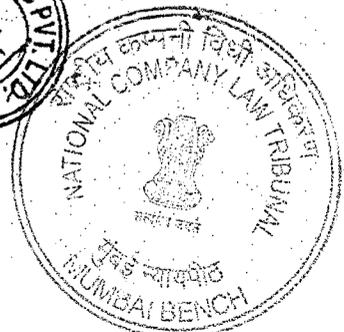
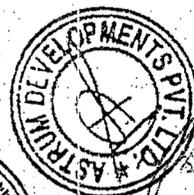
The Scheme set out herein in its present form or with any modification(s) approved or imposed or directed by the NCLT, unless otherwise specified in the Scheme shall be effective from the Appointed Date but shall be operative from the Effective Date.



4. SHARE CAPITAL

4.1. The authorized, issued, subscribed and paid-up share capital of the Demerged Company as on 31st December, 2020 is as under:

Particulars	Amount (in Rs)
Authorised Share Capital	
69,000 Equity Shares of Rs. 100/- each	69,00,000/-
1,00,000 Equity Shares of Rs. 10/- each	10,00,000/-
3,00,000 Redeemable Preference Shares of Rs. 10/- each	30,00,000/-
TOTAL	1,09,00,000/-
Issued, Subscribed and Paid-up Share Capital	
60,242 Equity Shares of Rs. 100/- each	60,24,200/-



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Particulars	Amount (in Rs)
TOTAL	60,24,200/-

4.2. The authorized, issued, subscribed /and paid-up share capital of the Resulting Company as on 20th February, 2021 is as under:

Particulars	Amount (in Rs)
Authorised Share Capital	
5,00,000 Equity Shares of Rs 10/- each	50,00,000/-
TOTAL	50,00,000/-
Issued, Subscribed and Paid-up Share Capital	
10,000 Equity Shares of Rs 10 each	1,00,000/-
TOTAL	1,00,000/-

4.3. The Resulting Company is the wholly owned subsidiary of the Demerged Company.

4.4. The shares or any other securities of Demerged Company and the Resultant Company are not listed on any stock exchange, whether in India or in any other country. Further, after the above-mentioned date(s) and till the date of this Scheme being approved by the respective Board of Directors of the Demerged Company and the Resulting Company, there has been no change in the authorized capital or the issued, subscribed and paid-up capital of the Demerged Company and the Resultant Company.



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PART B

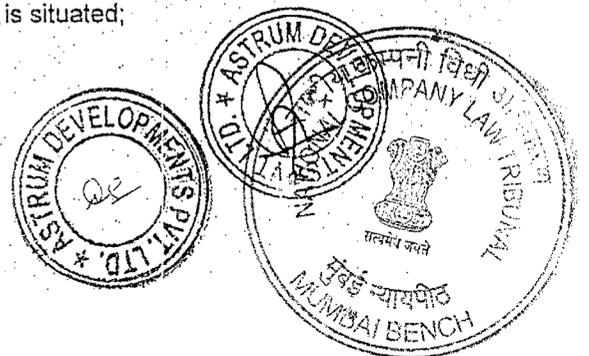
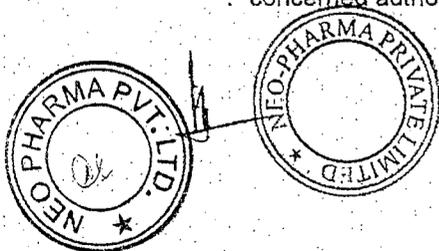
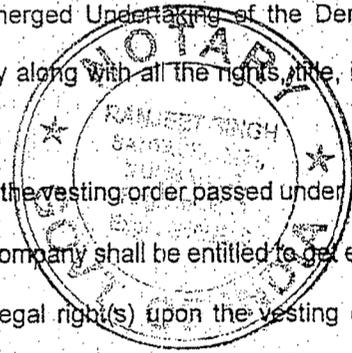
DEMERGER OF THE DEMERGED UNDERTAKING OF THE DEMERGED COMPANY

1. TRANSFER AND VESTING OF THE DEMERGED UNDERTAKING INTO THE RESULTING COMPANY

1.1. Subject to the provisions of this Scheme in relation to modalities of demerger and vesting, upon this Scheme coming into effect on the Appointed Date, the Demerged Undertaking, altogether with all its present and future properties, assets, investments, rights, obligations, liabilities, benefits and interest therein, whether known or unknown, shall stand transferred to and vested into the Resulting Company, and all the present and future properties, assets, liabilities, investments, rights, obligations, liabilities, benefits and interest of the Demerged Undertaking shall become the property of, and integral part of, the Resulting Company subject to the charges and encumbrances (to the extent they are outstanding on the Appointed Date), if any, created by the Demerged Company on their properties and assets in favor of lenders, as going concern, by operation of law pursuant to the vesting order of the NCLT sanctioning this Scheme, without any further act or deed required by either of the above, in particular, the Demerged Undertaking shall vest with and be available to the Resulting Company, in the manner described in sub-paragraph (a) to (m):

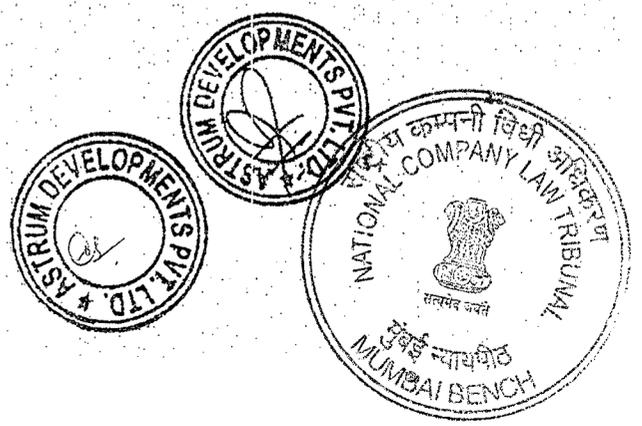
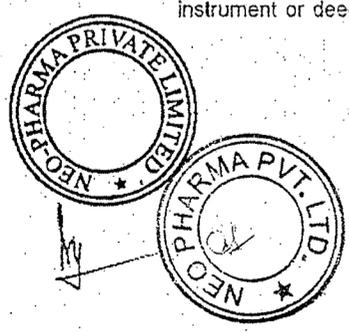
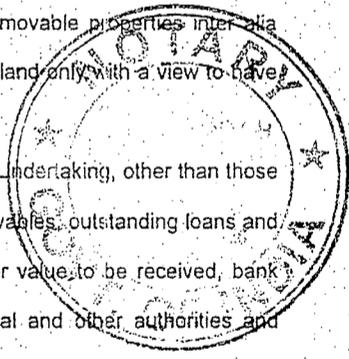
a) Upon this scheme coming into effect from the Appointed Date, all assets and liabilities of the Demerged Undertaking of whatsoever nature and wheresoever situated, shall, under the provisions of Section 230 to Section 232 and all other applicable provisions, if any, of the Act, without any further act or deed, be transferred to and vested in and/or be deemed to be transferred to and vested in the Resulting Company as a going concern. From the Appointed Date, the Demerged Undertaking of the Demerged Company shall vest in the Resulting Company along with all the rights, title, interest or obligations therein;

Provided that for the purpose of giving effect to the vesting order passed under Section 232 in respect of this Scheme, the Resulting Company shall be entitled to get effected the change in the title and the appurtenant legal right(s) upon the vesting of such properties in accordance with the provisions of the Act, at the office of the respective concerned authority, where any such property is situated;



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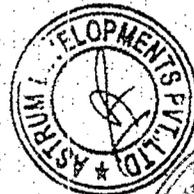
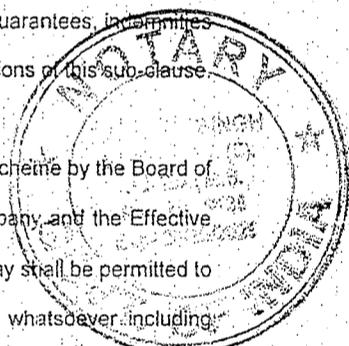
- b) All immovable property pertaining to the Demerged Undertaking, whether freehold or leasehold and any documents of title, rights and easements in relation thereto, shall stand transferred and vested in the Resulting Company, and shall become the property and an integral part of the Resulting Company without any further act, instrument or deed and without any approval or acknowledgement of any third party. Upon the Scheme coming into effect, the Resulting Company shall be entitled to exercise all rights and privileges and be liable to pay all taxes and charges, and fulfil all obligations, in relation to or applicable to such immovable properties. The mutation of the ownership or title, or interest in the immovable properties (whether freehold or leasehold) comprised in the Demerged Undertaking, in favor of the Resulting Company shall be made and duly recorded by the appropriate authorities pursuant to the sanction of this Scheme and it becoming effective in accordance with the terms thereof. The Demerged Company shall take all steps as may be necessary to ensure that lawful and peaceful possession, right, title, interest of such immovable property of the Demerged Undertaking is given to the Resulting Company in accordance with the terms hereof;
- c) All the movable assets comprised in the Demerged Undertaking including cash in hand, if any, capable of passing by manual delivery or constructive delivery or by endorsement and delivery, shall be so delivered or endorsed and delivered, as the case may be, to the Resulting Company, to the end and intent that the ownership and property therein passes to the Resulting Company on such handing over in pursuance of the provisions of Section 232 of the Act (as an integral part of the Demerged Undertaking of the Demerged Company). The plant and machinery, which are fastened to land and/or buildings, continue to remain movable properties *inter alia* because the said plant and machinery are fastened to land only with a view to have better enjoyment of the movable properties.
- d) In respect of all movables comprised in the Demerged Undertaking, other than those specified in sub-clause (c) above, including trade receivables, outstanding loans and advances, if any, recoverable in cash or in kind or for value to be received, bank balances and deposits, if any, with Government, local and other authorities and bodies, customers and other persons, the same shall, without any further act, instrument or deed, be transferred to and stand vested in and/or be deemed to be



transferred to and stand vested in the Resulting Company under the provisions of the Act.

- e) In relation to the assets, properties and rights, including rights arising from contracts deeds, instruments and agreements including development agreements, if any, pertaining to the Demerged Undertaking, which require separate documents of transfer including documents for attornment or endorsement, as the case may be, the Resulting Company and the Demerged Company will execute the necessary documents of transfer including documents for attornment or endorsement, as the case may be, as and when required or will enter into a novation agreement.
- f) All debts, loans whether secured or unsecured, debentures, liabilities (including deferred tax liability, property tax), duties, guarantees, indemnities and obligations of every kind, nature, description, whether or not provided for in the books of accounts and whether disclosed or unknown in the balance sheet pertaining to the Demerged Undertaking shall also, under the provisions of the Act, without any further act or deed, be transferred to or be deemed to be transferred to the Resulting Company on the same terms and conditions, as applicable, so as to become as from the Appointed Date the debts, loans (secured /unsecured), debentures, liabilities, duties, guarantees, indemnities and obligations of the Resulting Company and it shall not be necessary to obtain the consent of any third party or other person who is a party to any contract or arrangement by virtue of which such debts, liabilities, duties, guarantees, indemnities and obligations have arisen, in order to give effect to the provisions of this sub-clause.

It is hereby clarified that between the date of approval of this Scheme by the Board of Directors of the Demerged Company and the Resulting Company, and the Effective Date, both the Demerged Company and the Resulting Company shall be permitted to raise and avail of fresh loans and borrowings (in any form whatsoever including through the issuance of debentures and/or other debt securities) for the purposes of the Demerged Undertaking. All such loans and other borrowings raised and all liabilities and obligations pertaining to the Demerged Undertaking and incurred by the Demerged Company after the Appointed Date and prior to the Effective Date shall be deemed to have been raised, used or incurred for and on behalf of the Resulting Company and to the extent they are outstanding on the Effective Date, shall also

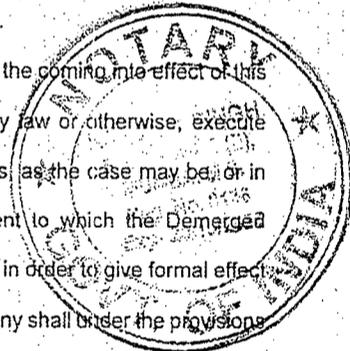


without any further act or deed be and stand transferred to the Resulting Company and shall become the liabilities and obligations of the Resulting Company who shall meet and discharge the same.

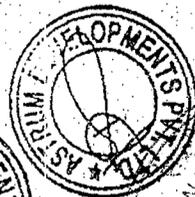
Without prejudice to the foregoing provisions of this Section, upon the coming into effect of the Scheme, all debentures, bonds, notes or other debt securities and other instruments of like nature (whether convertible into equity shares or not), including the non-convertible debentures related to the Demerged Undertaking shall, pursuant to the provisions of Sections 230 to 232 and other relevant provisions of the Act, without any further act, instrument or deed, become the debt securities of the Resulting Company in accordance with the terms thereof and all rights, powers, duties and obligations in relation thereto shall be and stand transferred to and vested in or be deemed to have been transferred to and vested in and shall be exercised by or against the Resulting Company as if it was the issuer of such debt securities, so transferred and vested.

Where any of the debts, liabilities, loans raised and used, liabilities and obligations incurred, duties and obligations of the Demerged Company pertaining to the Demerged Undertaking as on the Appointed Date deemed to be transferred to the Resulting Company have been discharged by the Demerged Company after the Appointed Date and prior to the Effective Date, such discharge shall be deemed to have been for and on account of the Resulting Company.

- g) However, the Resulting Company may, at any time, after the coming into effect of this Scheme in accordance hereof, if so required, under any law or otherwise, execute deeds of confirmation in favor of the creditors, or lenders, as the case may be, or in favor of any other party to the contract or arrangement to which the Demerged Company is a party or any writing, as may be necessary, in order to give formal effect to the provisions mentioned herein. The Resulting Company shall under the provisions of the Scheme be deemed to be authorized to execute any such writings on behalf of the Demerged Company as well as to implement and carry out all such formalities and compliances referred to above.
- h) The transfer and vesting of the Demerged Undertaking of the Demerged Company as aforesaid shall be subject to the existing securities, charges and mortgages, if any, subsisting, over or in respect of the property and assets or any part thereof of the



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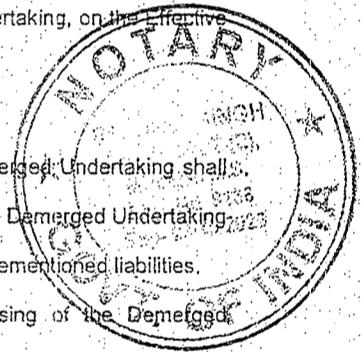
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Demerged Company. Restructuring of all such security or charge and reallocation of existing credit facilities granted by the secured creditors shall be given effect to only with the mutual consent of the concerned secured creditors and the Board of Directors of the Demerged Company and Resulting Company.

Provided however, that any reference in any security documents or arrangements (to which the Demerged Company is a party) pertaining to the assets of the Demerged Company offered or agreed to be offered as security for any financial assistance or obligations, shall be construed as reference only to such assets, as are offered or agreed to be offered as security, pertaining to the Demerged Company as is vested in the Demerged Company, to the end and intent that such security, charge and mortgage shall not extend or be deemed to extend, to any of the assets of the Demerged Undertaking or any of the assets of the Resulting Company. Further, the filing of the certified copy of the order of the NCLT sanctioning this Scheme with the relevant Registrar of Companies, Maharashtra, Mumbai shall be deemed to be sufficient for creating or modifying the charges in favour of the secured creditors, if any, of the Demerged Company, as required as per the provisions of this Scheme and of the Resulting Company, in relation to the Demerged Undertaking, on the Effective Date.

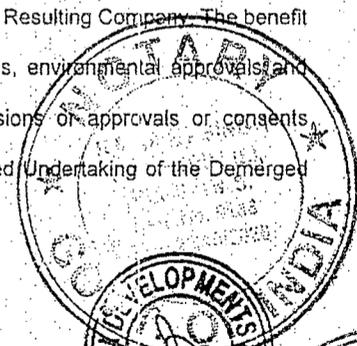
It is hereby clarified that –

- i. Existing security, if any, in respect of liabilities of the Demerged Undertaking shall extend to and operate only over the assets comprised in the Demerged Undertaking which has been charged and secured in respect of the abovementioned liabilities.
- ii. If any security or charge exists on the assets comprising of the Demerged Undertaking in respect of the loans and liabilities which have not been transferred to the Resulting Company pursuant to this Scheme, the Demerged Company shall create adequate security over the assets of the Demerged Company other than the Demerged Undertaking to the satisfaction of the lenders and upon creation of such security, the assets of the Demerged Undertaking shall be released and discharged from such encumbrance;
- ii) All existing and future incentives, unavailed credits and exemptions, benefit of carried forward losses, refunds available and other statutory benefits, including in respect of income tax (including tax deducted at source and advance tax), excise (including



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- MODVAT/ CENVAT), customs, VAT, sales tax, service tax (including input credit), goods and services tax etc. which the Demerged Undertaking of the Demerged Company is entitled to shall be available to and vest in Resulting Company.
- j) In so far as the various incentives, subsidies, special status and other benefits or privileges enjoyed (including minimum alternate tax, sales tax, excise duty, custom duty, service tax, value added tax, goods and services tax and other incentives), granted by any Government body, local authority or by any other person and availed of by the Demerged Undertaking of the Demerged Company, the same shall vest with and be available to the Resulting Company on the same terms and conditions as presently available to the Demerged Company.
 - k) Upon coming into effect of this Scheme and till such time that the names of the bank accounts of the Demerged Undertaking of the Demerged Company is replaced with that of the Resulting Company, the Resulting Company shall be entitled to operate the bank accounts of the Demerged Company, in their names, in so far as may be necessary.
 - l) With effect from the Appointed Date, all permits, quotas, rights, entitlements, tenancies and licenses relating to brands, trademarks, patents, copy rights, privileges, powers, facilities of every kind and description of whatsoever nature in relation to the Demerged Undertaking of the Demerged Company and which are subsisting or having effect immediately before the Appointed Date, shall be and remain in full force and effect in favor of the Resulting Company and may be enforced fully and effectually as if, instead of the Demerged Company, the Resulting Company had been a beneficiary or obligee thereto.
 - m) With effect from the Appointed Date, any statutory licenses, permissions, approvals and/ or consents held by the Demerged Company as required to carry on its operations shall stand vested in, or transferred to, the Resulting Company without any further act or deed and shall be appropriately mutated by the statutory authorities or any other person concerned therewith in favor of the Resulting Company. The benefit of all statutory and regulatory permissions, licenses, environmental approvals and consents including the statutory licenses, permissions or approvals or consents, required to carry on the operations of the Demerged Undertaking of the Demerged



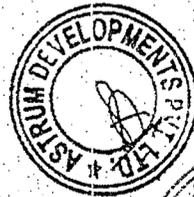
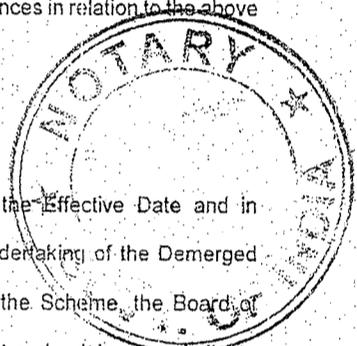
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Company shall vest in, and become available to, the Resulting Company upon the Scheme coming into effect by virtue of the order of the NCLT.

- 1.2. All registrations, benefits, incentives, exemptions etc. in respect of Demerged Undertaking which the Demerged Company is eligible for and / or which are actually availed by the Demerged Company will be transferred to the Resulting Company upon the Resulting Company intimating the concerned authority or undertaking the necessary actions for the transfer and / or the Board of Directors of the Resulting Company will be authorized to seek approval or enter into agreement with the concerned authority and /or undertake such other activity as is necessary for being eligible for such registrations, benefits, incentives, exemptions, etc. as were availed by the Demerged Company.
- 1.3. The Resulting Company, under the provisions of this Scheme, is hereby authorized or be deemed to be authorized to execute all and any writings on behalf of the Demerged Company, to implement and carry out all formalities and compliances in relation to the above mentioned clause(s), if required.

2. CONSIDERATION

- 2.1. Upon the Scheme coming into effect and with effect from the Effective Date and in consideration of the transfer and vesting of the Demerged Undertaking of the Demerged Company into the Resulting Company in terms of Part B of the Scheme, the Board of Directors of the Resulting Company shall, without any further act or deed, issue and allot to the equity shareholders of the Demerged Company, whose name is recorded in the register of members of the Demerged Company, on the Effective Date ("Record Date"); 2 (two) equity shares of INR 10/- (Rupees Ten only) each of the Resulting Company credited as fully paid for every 1 (one) equity share of INR 100/- (Rupees One Hundred only) each held by such equity shareholder of the Demerged Company ("New Equity Shares") as per the report obtained from the registered valuers. The ratio in which equity shares of the Resulting Company are to be issued and allotted to the shareholders of the Demerged Company is referred to as the "Share Entitlement Ratio". It is clarified that no cash consideration shall be paid by the Resulting Company to the Demerged Company or its shareholders.
- 2.2. In case the shareholders' equity shareholding in the Demerged Company is such that the shareholder becomes entitled, pursuant to clause 2.1 above, to a fraction of an equity share



of the Resulting Company, the Resulting Company shall round off the said entitlement to the nearest integer and allot equity shares accordingly.

2.3. The Resulting Company shall take necessary steps to increase or alter, if necessary, its authorized share capital suitably, if required, to enable it to issue and allot the equity shares pursuant to this Scheme.

2.4. The Resulting Company, shall, if and to the extent required, apply for and obtain any approvals from the concerned authorities for the issue and allotment of equity shares, under the Scheme.

2.5. The New Equity Shares to be issued and allotted as provided in Clause 2.1 above shall be subject to the provisions of the Memorandum and Articles of Association of the Resulting Company and shall rank pari-passu in all respects with the then existing equity shares of the Resulting Company after the Record Date including with respect to dividend, bonus entitlement, rights shares entitlement, voting rights and other corporate benefits.

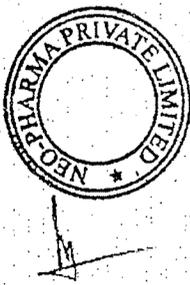
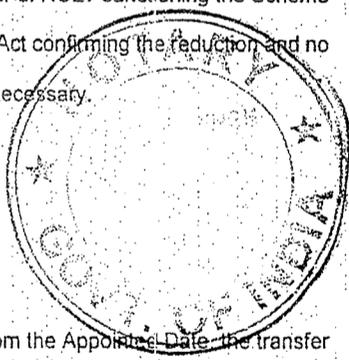
3. REDUCTION OF SHARE CAPITAL OF THE RESULTING COMPANY

3.1. Simultaneously, with the issue and allotment of the New Equity Shares by the Resulting Company to the equity shareholders of the Demerged Company in accordance with Clause 2.1 above of this Scheme, in the books of the Resulting Company, all the equity shares issued by the Resulting Company to the Demerged Company and held by it shall stand cancelled, extinguished and annulled on and from the Effective Date, without any further act, instrument or deed. Such cancellation of the share capital of the Resulting Company shall be effected as a part of the Scheme itself. The order of NCLT sanctioning the Scheme shall be deemed to be an order under Section 66 of the Act confirming the reduction and no separate sanction under Section 66 of the Act shall be necessary.

4. ACCOUNTING TREATMENT

IN THE BOOKS OF THE DEMERGED COMPANY

4.1. Upon the Scheme becoming effective and with effect from the Appointed Date, the transfer and vesting of the Demerged Undertaking from the Demerged Company into the Resulting Company shall be accounted in the financial statements of the Demerged Company as per the accounting standards notified under Section 133 of the Companies Act, 2013 read with



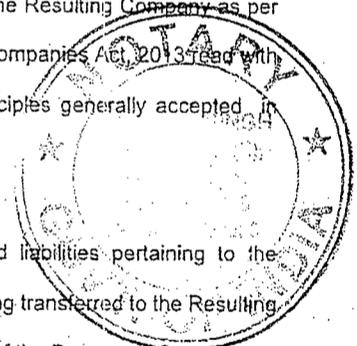
relevant rules issued thereunder and other accounting principles generally accepted in India, in the following manner:

- a) The assets and liabilities pertaining to the Demerged Undertaking of the Demerged Company being transferred to the Resulting Company, shall be, at values appearing in the books of account of the Demerged Company as on the Appointed Date.
- b) Any inter-company balance(s), debts, borrowings (secured or unsecured), if any between the Demerged Company, in respect of the Demerged Undertaking, and the Resulting Company, shall stand cancelled and corresponding effect shall be given in the books of account and the records of the Demerged Company for the reduction of any assets or liabilities, as the case may be. There would be no accrual of interest or other charges and there shall be no obligation/outstanding in that behalf in respect of any such intercompany loans, debt, securities or balances with effect from the Appointed Date.
- c) The excess / deficit of assets over liabilities of the Demerged Undertaking transferred pursuant to Clauses 4.1 (a) and (b) above and the cancellation of investment in the equity shares held by the Demerged Company in the paid-up share capital of the Resulting Company as per clause 3 above, shall be adjusted against Reserves.

IN THE BOOKS OF THE RESULTING COMPANY

4.2. Upon the Scheme becoming effective and with effect from the Appointed Date, the transfer and vesting of the Demerged Undertaking from the Demerged Company into the Resulting Company shall be accounted in the financial statements of the Resulting Company as per the accounting standards notified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India, in the following manner:

- a) The Resulting Company shall record the assets and liabilities pertaining to the Demerged Undertaking of the Demerged Company being transferred to the Resulting Company at values appearing in the books of account of the Demerged Company as on the Appointed Date.
- b) Any inter-company balance(s), debts, borrowings (secured or unsecured), if any between the Demerged Company, in respect of the Demerged Undertaking and the



Resulting Company shall stand cancelled and corresponding effect shall be given in the books of account and the records of the Resulting Company for the reduction of any assets or liabilities, as the case may be. There would be no accrual of interest or other charges and there shall be no obligation/outstanding in that behalf in respect of any such intercompany loans, debt, securities or balances with effect from the Appointed Date.

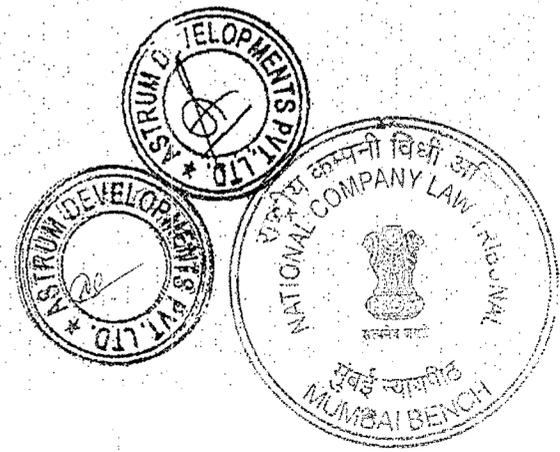
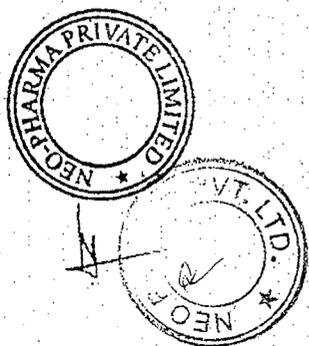
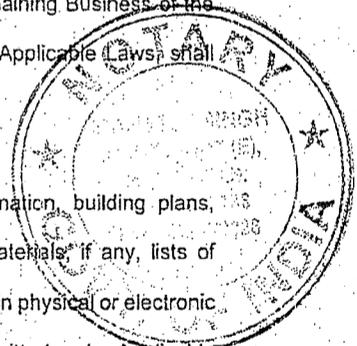
- c) The Resulting Company shall credit to the Equity Share Capital Account in its books of accounts, the aggregate face value of the new equity shares issued and allotted to the equity shareholders of the Demerged Company as per Clause 2.1 above.
- d) The excess / deficit of assets over liabilities recorded in the books of Resulting Company as per the Clauses 4.2 (a) and (b) and the value of share issued as per the Clause 4.2 (c) above shall be adjusted against Goodwill / Capital Reserves.
- e) Upon the Scheme being effective, the existing shareholding of the Demerged Company in the Resulting Company shall stand cancelled as per clause 3 above. Upon cancellation, the Resulting Company shall debit to its Equity Share Capital Account, the aggregate face value of existing equity shares held by the Demerged Company in the Resulting Company, which stands cancelled and the same shall be credited to the General Reserve of the Resulting Company.

5. BOOKS AND RECORDS OF THE DEMERGED COMPANY

All books, records, files, papers, engineering and process information, building plans, business plans, databases, catalogues, quotations, advertising materials, if any, lists of present and former clients and all other books and records, whether in physical or electronic form, except the Demerged Undertaking and pertaining to the Remaining Business of the Demerged Company, to the extent possible and permitted under Applicable Laws, shall continue to be with the Demerged Company.

6. BOOKS AND RECORDS OF THE RESULTING COMPANY

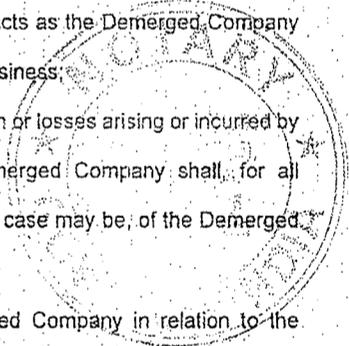
All books, records, files, papers, engineering and process information, building plans, business plans, databases, catalogues, quotations, advertising materials, if any, lists of present and former clients and all other books and records, whether in physical or electronic form, of the Demerged Undertaking, to the extent possible and permitted under Applicable Laws, be handed over by the Demerged Company to the Resulting Company.



PART C
REMAINING BUSINESS

1. REMAINING BUSINESS OF THE DEMERGED COMPANY

- 1.1. The Remaining Business of the Demerged Company and all other assets, liabilities, incentives, rights and obligations pertaining thereto shall continue to be vested in and managed by the Demerged Company in the manner as provided below.
- 1.2. All legal and other proceedings including any insurance claims by or against the Demerged Company under any statute, whether pending on the Appointed Date or which may be instituted in future, whether or not in respect of any matter arising before the Effective Date and relating to the Remaining Business of the Demerged Company (including those relating to any property, right, power, liability, obligation or duty, of the Demerged Company in respect of the Remaining Business of the Demerged Company) shall be continued and enforced by or against the Demerged Company.
- 1.3. With effect from the Appointed Date upto Effective Date:
 - 1.3.1. The Demerged Company shall continue and / or may be deemed to have been carrying on and to be carrying on all business and activities relating to the Remaining Business of the Demerged Company for and on its own behalf.
 - 1.3.2. The Demerged Company may enter into such contracts as the Demerged Company may deem necessary in respect of the Remaining Business.
 - 1.3.3. All profits accruing to the Demerged Company thereon or losses arising or incurred by it relating to the Remaining Business of the Demerged Company shall, for all purposes, be treated as the profits, or losses, as the case may be, of the Demerged Company;
 - 1.3.4. All assets and properties acquired by the Demerged Company in relation to the Remaining Business on and after the Appointed Date shall belong to and continue to remain vested in the Demerged Company; and
 - 1.3.5. All liabilities (including contingent liabilities) loans, debts (whether secured or unsecured) raised or incurred, duties and obligations of every kind, nature and description whatsoever and howsoever arising or accruing in relation to the Remaining Business shall belong to and continue to remain vested in the Demerged Company.

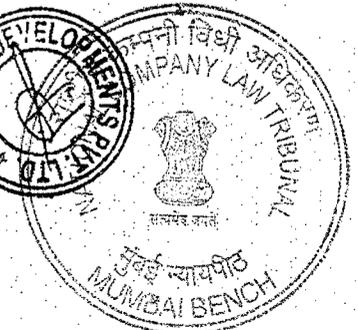


PART D

GENERAL TERMS AND CONDITIONS

1. COMPLIANCE WITH TAX LAWS

- 1.1. This Scheme has been drawn up to comply with the conditions as specified under Section 2(19AA) of the Income-tax Act, 1961 and other relevant provisions of the Income-tax Act, 1961 involving demerger as aforesaid. If any terms or provisions of the Scheme are found or interpreted to be inconsistent with the provisions of the said section at a later date including resulting from a retrospective amendment of law or for any other reason whatsoever, till the time the Scheme becomes effective, the provisions of the said section of the Income-tax Act, 1961 shall prevail and the Scheme shall stand modified to the extent determined necessary to comply with Section 2(19AA) of the Income-tax Act, 1961 and other relevant provisions of the Income-tax Act, 1961.
- 1.2. On or after the Effective Date, the Demerged Company and the Resulting Company are expressly permitted to revise their financial statements and returns along with prescribed forms, filings and annexure under the Income-tax Act, 1961, (including for the purpose of re-computing tax on book profits and claiming other tax benefits), service tax law, goods and services tax law and other tax laws, and to claim refunds and/or credits for taxes paid, and to claim tax benefits, etc., and for matters incidental thereto, if required to give effect to the provisions of the Scheme from the Appointed Date.
- 1.3. All tax assessment proceedings/ appeals of whatsoever nature by or against the Demerged Company, in respect of the Demerged Undertaking, pending and/or arising at the Appointed Date and relating to the Demerged Company shall be continued and/or enforced until the Effective Date as desired by the Resulting Company. As and from the Effective Date, the tax proceedings, in respect of the Demerged Undertaking, shall be continued and enforced by or against the Resulting Company in the same manner and to the same extent as would or might have been continued and enforced by or against the Demerged Company. Further, the aforementioned proceedings shall not abate or be discontinued nor be in any way prejudicially affected by reason of the demerger of the Demerged Undertaking with the Resulting Company or anything contained in the Scheme.
- 1.4. Any tax liabilities under the Income-tax Act, 1961, Customs Act 1962, Service Tax laws, Goods and Services Tax Laws and other applicable State Value Added Tax laws or other

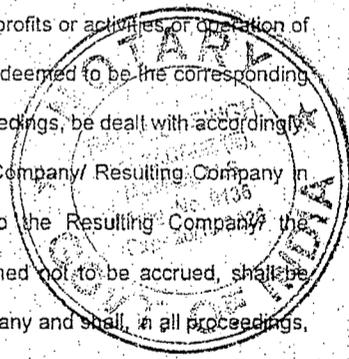


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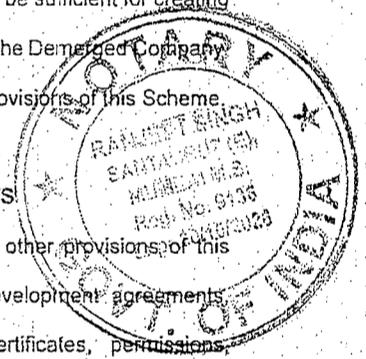
Applicable Laws / regulations dealing with taxes / duties / levies allocable or related to the Demerged Company, in respect of the Demerged Undertaking, to the extent not provided for or covered by tax provision in the accounts made as on the date immediately preceding the Appointed Date shall be transferred to the Resulting Company. Any surplus in the provision for taxation / duties / levies account including advance tax and tax deducted at source as on the date immediately preceding the Appointed Date will also be transferred to the account of the Resulting Company.

1.5. Any refund under the Income-tax Act, 1961, Customs Act 1962, Service Tax laws, Goods and Services Tax Laws and other applicable State Value Added Tax laws or other Applicable Laws/ regulations dealing with taxes/ duties/ levies allocable or related to the Demerged Company and due to the Demerged Company, in respect of the Demerged Undertaking, consequent to the assessment made on the Demerged Company for which no credit is taken in the accounts as on the date immediately preceding the Appointed Date shall also belong to and be received by the Resulting Company.

1.6. All taxes/ credits including income-tax, tax on book profits, credit on Minimum Alternate Tax under section 115JAA of the Income-tax Act, 1961, sales tax, excise duty, custom duty, service tax, value added tax, goods and services tax or any other direct or indirect taxes as may be applicable, etc. paid or payable by the Demerged Company, in respect of the Demerged Undertaking, in respect of the operations and/ or the profits of the undertaking before the Appointed Date, shall be on account of the Demerged Company and, in so far as it relates to the tax payment (including, without limitation, income-tax, tax on book profits, sales tax, excise duty, custom duty, service tax, value added tax, goods and services tax etc.) whether by way of deduction at source, advance tax, MAT credit or otherwise howsoever, by the Demerged Company in respect of the profits or activities or operation of the business after the Appointed Date, the same shall be deemed to be the corresponding item paid by the Resulting Company and shall, in all proceedings, be dealt with accordingly. Further, any tax deducted at source by the Demerged Company/ Resulting Company in respect of the Demerged Undertaking on payables to the Resulting Company/ the Demerged Company respectively which has been deemed not to be accrued, shall be deemed to be advance taxes paid by the Resulting Company and shall, in all proceedings, be dealt with accordingly.

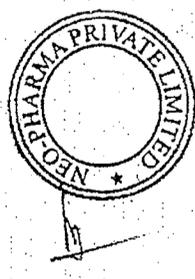


- 1.7. Obligation for deduction of tax at source on any payment made by or to be made by the Demerged Company, in respect of the Demerged Undertaking, under the Income-tax Act, 1961, service tax laws, customs law, state value added tax, Goods and Services tax laws or other Applicable Laws / regulations dealing with taxes/ duties / levies shall be made or deemed to have been made and duly complied with by the Resulting Company.
- 1.8. Without prejudice to the generality of the above, all benefits, incentives, losses, credits (including, without limitation income tax, tax on book profits, service tax, applicable state value added tax, goods and services tax etc.) to which the Demerged Company, in respect of Demerged Undertaking, are entitled to in terms of Applicable Laws, shall be available to and vest in the Resulting Company.
- 1.9. Upon this Scheme becoming effective and from the Appointed Date, the Resulting Company is expressly permitted to revise and file its income tax returns and other statutory returns, including tax deducted at source returns, services tax returns, goods and services tax, excise tax returns, sales tax and value added tax returns, as may be applicable and has expressly reserved the right to make such provisions in its returns and to claim refunds or credits etc. if any. Such returns may be revised and filed notwithstanding that the statutory period for such revision and filing may have lapsed.
- 1.10. Filing of the certified copy of the order of the NCLT sanctioning this Scheme with the relevant Registrar of Companies, Maharashtra, Mumbai shall be deemed to be sufficient for creating or modifying the charges in favor of the secured creditors, if any, of the Demerged Company in respect of the Demerged Undertaking, as required as per the provisions of this Scheme.



2. CONTRACTS, DEEDS, CONSENTS AND OTHER INSTRUMENTS

- 2.1. Upon the coming into effect of this Scheme and subject to the other provisions of this Scheme, all contracts, deeds, bonds, agreements including development agreements, power of attorneys, instruments, licenses, engagements, certificates, permissions, consents, approvals, concessions and incentives (minimum alternative tax, sales tax, excise duty, custom duty, service tax, value added tax, goods and service tax and other incentives), remissions, remedies, subsidies, guarantees and other instruments, if any, of whatsoever nature to which the Demerged Company, in respect of Demerged Undertaking, are a party or to the benefit of which the Demerged Company, in respect of Demerged Undertaking, may be eligible and which have not lapsed and are subsisting or having effect on the

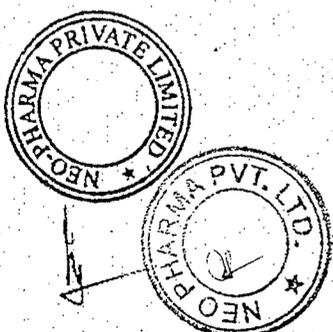
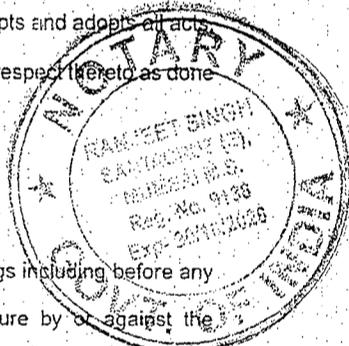


Effective Date shall be in full force and effect against or in favor of the Resulting Company, as the case may be, and may be enforced by or against the Resulting Company as fully and effectually as if, instead of the Demerged Company, the Resulting Company had been a party or beneficiary thereto.

- 2.2. Upon the coming into effect of this Scheme and subject to the other provisions of this Scheme, the Resulting Company may enter into and/or issue and/or execute deeds, writings or confirmations or enter into any tripartite arrangements, confirmations or novations, to which the Demerged Company will, if necessary, also be party in order to give formal effect to the provisions of this Scheme, if so required or if so considered necessary. The Resulting Company shall be deemed to be authorized to execute any such deeds, writings or confirmations on behalf of the Demerged Company, in respect of the Demerged Undertaking, and to implement or carry out all formalities required on the part of the Demerged Company to give effect to the provisions of this Scheme.
- 2.3. The Resulting Company shall be entitled, pending the sanction of the Scheme, to apply to the Central Government, State Government or any other agency, department or other authorities concerned as may be necessary under law, for such consents, approvals and sanctions which the Resulting Company may require to own and operate the Demerged Undertaking.
- 2.4. The above shall not affect any transaction or proceedings or contracts or deeds already concluded by the Demerged Company on or before the Appointed Date and after the Appointed Date till the Effective Date. The Resulting Company accepts and adopts all acts, deeds and things done and executed by the Demerged Company in respect thereto as done and executed on behalf of itself.

3. LEGAL AND OTHER PROCEEDINGS

- 3.1. Upon the Scheme becoming effective, all legal and other proceedings including before any statutory or quasi-judicial authority or tribunal of whatsoever nature by or against the Demerged Company, in respect of the Demerged Undertaking, pending and/or arising at the Appointed Date shall be continued and/or enforced by or against the Resulting Company only, to the exclusion of the Demerged Company in the same manner and to the same extent as would have been continued and enforced by or against the Demerged Company.



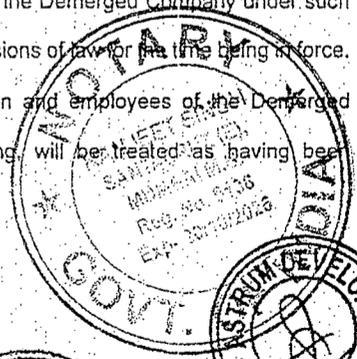
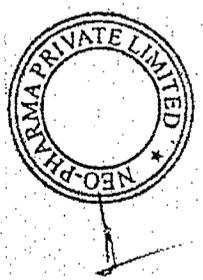
3.2. Further, the aforementioned proceedings shall not abate or be discontinued nor in any way be prejudicially affected by reason of demerger of the Demerged Undertaking into the Resulting Company or anything contained in the Scheme.

3.3. On and from the Effective Date, the Resulting Company shall and may, if required, initiate any legal proceedings in relation to the Demerged Company, in respect of the Demerged Undertaking; in the same manner and to the same extent as would or might have been initiated by the Demerged Company.

4. STAFF, WORKMEN AND EMPLOYEES

4.1. On the Scheme coming into effect, all staff, workmen and employees (if any, including those on sabbatical / maternity leave) of the Demerged Company, in respect of the Demerged Undertaking, in service on the Effective Date shall stand transferred and vested and / or be deemed to have become staff, workmen and employees of the Resulting Company with effect from the Effective Date without any break or interruption in their service and on the terms and conditions not less favorable than those applicable to them with reference to the Demerged Company on the Effective Date. The position, rank and designation of the employees would however be decided by the Resulting Company.

4.2. It is expressly provided that, in so far as the gratuity fund, provident fund and super annuation fund (hereinafter referred as "Fund or Funds") created or existing for the benefit of the staff, workmen and employees of the Demerged Company, in respect of the Demerged Undertaking, is concerned, upon the Scheme coming into effect, the Demerged Company shall be substituted by the Resulting Company for all purposes whatsoever in relation to the administration or operation of such Fund or Funds or in relation to the obligation to make contributions to the said Fund or Funds in accordance with the provisions thereof as per the terms provided in the respective Fund or Funds, if any, to the end and intent that all rights, duties, powers and obligations of the Demerged Company in relation to such Fund or Funds shall become those of the Resulting Company and all the rights, duties and benefits of the staff, workmen and employees of the Demerged Company under such Fund or Funds shall be protected, subject to the provisions of law for the time being in force. It is clarified that the services of the staff, workmen and employees of the Demerged Company, in respect of the Demerged Undertaking, will be treated as having been



continuous for the purpose of the Fund or Funds and for other benefits such as long service awards.

4.3. In so far as the Fund or Funds created or existing for the benefit of the employees of the Demerged Company, in respect of the Demerged Undertaking, is concerned, upon the coming into effect of this Scheme, balances lying in the accounts of such employees of the Demerged Company in the Fund or Funds as on the Effective Date shall stand transferred from the respective Fund or Funds of the Demerged Company to the corresponding Fund or Funds set up by the Resulting Company.

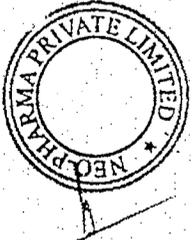
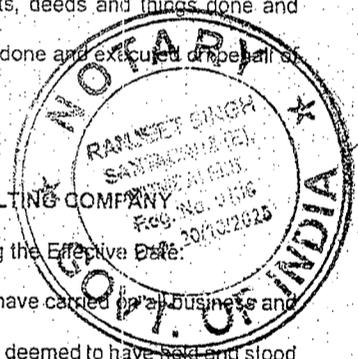
5. SAVING OF CONCLUDED TRANSACTIONS

The transfer and vesting of the Demerged Undertaking under Clauses on - Transfer And Vesting of the Demerged Undertaking into the Resulting Company as per Part B above, the effectiveness of contracts and deeds under Clause 2 of Part D - Contracts, Deeds, Consents and Other Instruments above and continuance of proceedings by or against the Resulting Company under Clause 3 of Part D - Legal and Other Proceedings above shall not affect any transaction or proceedings or contracts or deeds already concluded by the Demerged Company on or before the Appointed Date and after the Appointed Date till the Effective Date. The Resulting Company accepts and adopts all acts, deeds and things done and executed by the Demerged Company in respect thereto as done and executed on behalf of itself.

6. BUSINESS AND PROPERTY IN TRUST FOR THE RESULTING COMPANY

With effect from the Appointed Date and up to and including the Effective Date:

- 6.1. The Demerged Company shall carry on and be deemed to have carried on all business and activities and shall hold and stand possessed of and shall be deemed to have held and stood possessed of all the contracts, liabilities or property or assets or the benefit or obligations thereof or thereunder pertaining to the Demerged Undertaking, for and on behalf of and in trust for the Resulting Company and shall account for the same to the Resulting Company.
- 6.2. All income or profit/benefit accruing or arising to the Demerged Company, in respect of the Demerged Undertaking, and all costs, charges, expenses and losses (including brought forward losses, book losses, etc.) or taxes (including but not limited to advance tax, tax deducted at source, minimum alternative tax, credit, taxes withheld, etc.), incurred by the



Demerged Company, in respect of the Demerged Undertaking, shall for all purposes be treated as the income, profits, costs, charges, expenses and losses or taxes, as the case may be, of the Resulting Company and shall be available to the Resulting Company for being disposed off in any manner as it thinks fit.

7. CONDUCT OF BUSINESS TILL EFFECTIVE DATE

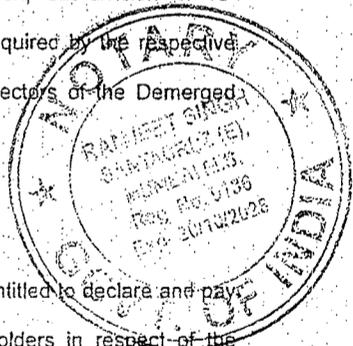
7.1. With effect from the Appointed Date and up to the Effective Date, the Demerged Company:

- a) shall carry on their business and activities with reasonable diligence and in the same manner as they have been doing hitherto in normal course and business prudence;
- b) shall not, without the prior consent in writing of any of the persons authorized by the Board of Directors of the Resulting Company, sell, alienate, charge, mortgage, encumber, or otherwise deal with or dispose of the assets comprising the Demerged Undertaking of the Demerged Company or any part thereof or undertake any financial commitments of any nature whatsoever, except in the ordinary course of business.

7.2. With effect from the Effective Date, the Resulting Company shall commence and carry on and shall be authorized to carry on the businesses carried on by the Demerged Company, in respect of Demerged Undertaking.

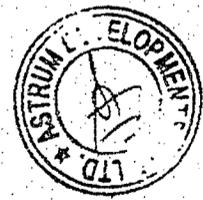
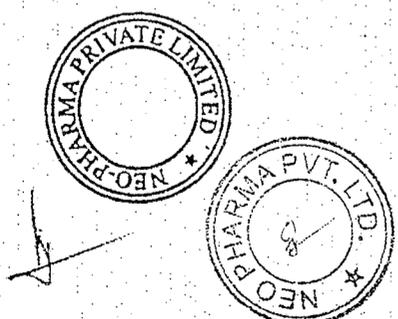
7.3. The Demerged Company shall continue to comply with the provisions of the Act, including those relating to preparation, presentation, circulation and filing of accounts as and when they become due for compliance.

7.4. The Demerged Company and the Resulting Company shall be free to make any modification to its capital structure either by an increase (by issue of rights shares, bonus shares, convertible debentures or otherwise), decrease, reclassification, sub-division or re-organization, or in any other manner whatsoever, as may be required by the respective business requirements, by mutual consent of the Board of Directors of the Demerged Company and the Resulting Company, as the case may be.



8. DIVIDENDS AND PROFITS

8.1. The Demerged Company and the Resulting Company shall be entitled to declare and pay dividends, whether interim or final, to their respective shareholders in respect of the accounting period prior to the Effective Date.



8.2. It is clarified, however, that the aforesaid provisions in respect of declaration of dividend are enabling provisions only and shall not be deemed to confer any right on any member of the Demerged Company to demand or claim any dividend which subject to the provisions of the Act, shall be entirely at the discretion of the Board of Directors and subject, wherever necessary, to the approval of the shareholders of the Resulting Company.

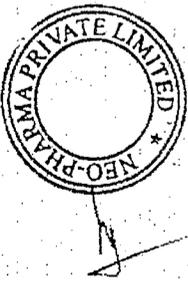
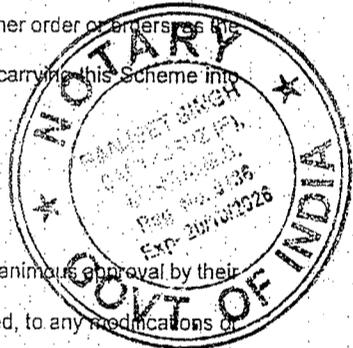
9. APPLICATIONS TO THE NCLT OR SUCH OTHER APPROPRIATE AUTHORITY

9.1. The Demerged Company and the Resulting Company shall, with all reasonable dispatch, make applications to the NCLT or such other appropriate authority under Section 230 of the Act, seeking orders for dispensing with or convening, holding and conducting of the meetings of the respective classes of the shareholders, and creditors of the Demerged Company and the Resulting Company as may be directed by the NCLT or such other appropriate authority.

9.2. On the Scheme being agreed to by the requisite majorities of the classes of the shareholders and creditors of the Demerged Company and the Resulting Company, whether at a meeting or otherwise, as prescribed under law and / or as may be directed by the NCLT or such other appropriate authority, the Demerged Company and the Resulting Company shall, with all reasonable dispatch, apply to the NCLT or such other appropriate authority for sanctioning the Scheme under Sections 230 to 232 of the Act, and for such other order or orders as the said NCLT or such other appropriate authority may deem fit for carrying this scheme into effect.

10. MODIFICATIONS / AMENDMENTS TO THE SCHEME

10.1. The Demerged Company and the Resulting Company, through unanimous approval by their Board of Directors may consent on behalf of all persons concerned, to any modifications or amendments of this Scheme or to any conditions which the NCLT and/or any other authorities under law may deem fit to approve of or impose or which may otherwise be considered necessary or desirable for settling any question or doubt or difficulty that may arise in carrying out this Scheme and do all acts, deeds and things as may be necessary, desirable or expedient for putting this Scheme into effect, including but not limited to withdrawal of the Scheme before the Scheme is approved by the NCLT.



10.2. For the purpose of giving effect to this Scheme or to any modification, amendment or condition thereof, the Board of Directors of the Resulting Company are authorized to give such directions and/or to take such step as may be necessary or desirable including any directions for settling any question or doubt or difficulty whatsoever that may arise.

11. CONDITIONALITIES TO THE SCHEME

11.1. This Scheme is conditional upon and subject to:

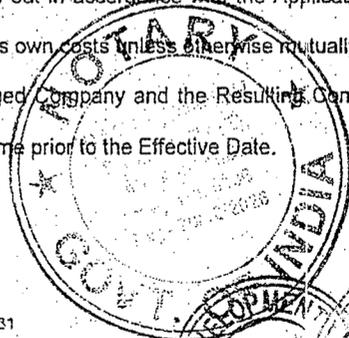
- a) The approval of the Scheme by the requisite majority of the shareholders of the Demerged Company and the Resulting Company, unless the meeting of the shareholders of either or all the companies is dispensed with by the order of the NCLT; and
- b) Sanctions under the provisions of Sections 230 and 232 of the Act and the necessary orders of NCLT under Section 232 of the Act being obtained and filed with the Registrar of Companies, Mumbai.

12. EFFECT OF NON RECEIPT OF APPROVALS / SANCTIONS AND / OR REVOCATION OF THE SCHEME

12.1. In the event of necessary sanctions and approvals not being obtained and/or complied with and/or satisfied and/or this Scheme not being sanctioned by the NCLT and/or order or orders not being passed by such date as may be mutually agreed upon by the respective Board of Directors of the Demerged Company and the Resulting Company, this Scheme shall stand revoked, cancelled and be of no effect.

12.2. In the event of revocation under Clause 12.1 above, no rights and liabilities whatsoever shall accrue to or be incurred inter se the Demerged Company and the Resulting Company or their respective shareholders or creditors or employees or any other person save and except in respect of any act or deed done prior thereto as is contemplated hereunder or as to any right, liability or obligation which has arisen or accrued pursuant thereto and which shall be governed and be preserved or worked out in accordance with the Applicable Law and in such case, each Company shall bear its own costs unless otherwise mutually agreed.

12.3. The Board of Directors of the Demerged Company and the Resulting Company shall be entitled to withdraw this Scheme any time prior to the Effective Date.



12.4. Further, the Board of Directors of the Demerged Company and the Resulting Company shall be entitled to revoke, cancel and declare the Scheme of no effect if the Board of Directors of the Demerged Company and the Resulting Company are of view that the coming into effect of the Scheme in terms of the provisions of this Scheme or filing of the drawn up orders with any authority could have an adverse implication(s) on all or any of the Demerged Company or the Resulting Company.

12.5. If any part of this Scheme hereof is invalid, ruled illegal by any NCLT of competent jurisdiction, or unenforceable under present or future laws, then it is the intention of the Demerged Company and the Resulting Company that such part shall be severable from the remainder of the Scheme. Further, if the deletion of such part of this Scheme may cause this Scheme to become materially adverse to the any of the Demerged Company and /or the Resulting Company, then in such case the Demerged Company and /or the Resulting Company shall attempt to bring about a modification in the Scheme, as will best preserve for the Demerged Company and the Resulting Company the benefits and obligations of the Scheme, including but not limited to such part.

13. REMOVAL OF DIFFICULTIES

The Demerged Company and the Resulting Company may, through mutual consent and acting through the respective board of directors, agree to take steps, as may be necessary, desirable or proper, to resolve all doubts, difficulties or questions, whether by reason of any orders of the NCLT or any directives or orders of any governmental authorities or otherwise rising out of, under or by the virtue of this scheme in relation to the arrangement contemplated in this scheme and / or matters concerning or connected therewith.

14. COSTS, CHARGES AND EXPENSES

All taxes including duties (including the adjudication charges/ fees and stamp duty, if any, applicable in relation to this Scheme), levies and all other similar expenses, if any (save as expressly otherwise agreed) of the Demerged Company and the Resulting Company arising out of or incurred in carrying out and implementing this Scheme and matters incidental thereto shall be borne and paid by the Demerged Company.

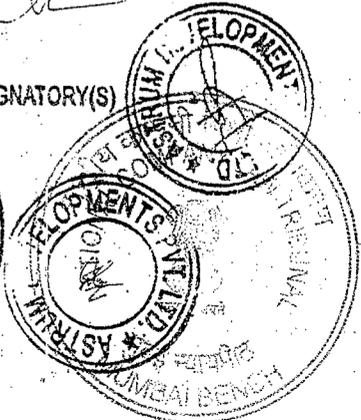
CERTIFIED TO BE TRUE
For NEO PHARMA PVT. LTD.

[Handwritten Signature]
Authorised Signatory



CERTIFIED TO BE TRUE
For ASTRUM DEVELOPMENTS PVT. LTD.

[Handwritten Signature]
DIRECTOR(S)/AUTHORISED SIGNATORY(S)



True copy stamp on next page
[Handwritten initials]

Certified True Copy _____
Date of Application 08.03.2022
Number of Pages 32
Fee Paid Rs. 160
Applicant called for collection copy on 29.03.2022
Copy prepared on 29.03.2022
Copy Issued on 29.03.2022


Deputy Registrar 29.3.2022.
National Company Law Tribunal, Mumbai Bench