

## Consent

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**From:** Consent  
**Sent:** 25 June 2026 19:12  
**To:** 'sromumbai4@mpcb.gov.in'  
**Subject:** Submission of Post Monitoring Report for the period of October ,2025 – March,2026 for Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS.  
**Attachments:** PMR-MODIS SIDDHIVINAYAK Oct,25 - Mar,26\_.pdf

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

Subject: Submission of Post Monitoring Report for the period of October ,2025 – March,2026 for Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) by M/S. Modi's Navnirman Ltd

Reference: Clearance letter No. SIA/MH/INFRA2/485970/2025 dated 24/10/2025

Dear Sir,

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

1. Data Sheet.
2. EC compliance Report.
3. Post Environment Monitoring Report.
4. EC letter.
5. Copy of Newspaper Advertisement (English & Marathi).

Hope the above are in line with your requirement and kindly acknowledge the receipt.

Thanking you,

Yours faithfully,

**M/S. Modi's Navnirman Ltd**

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

Thanks & Regards,  
**DWIRUKTI PODDAR**

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

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



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

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

**Branch Offices:** Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane  
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**Attachments:** PMR-MODIS SIDDHIVINAYAK Oct,25 - Mar,26\_.pdf

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

Subject: Submission of Post Monitoring Report for the period of October ,2024 – March,2025 for Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) by M/S. Modi's Navnirman Ltd

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C.C. to: - The Secretary, Environmental Department, Mantralaya, Mumbai.  
- The M.S., MPCB, Sion, Mumbai.

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Date:- 22/06/2026

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

Subject :- **Submission of Post Monitoring Report for the period of October,2025 – March,2026 for Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) by M/S. Modi's Navnirman Ltd**

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**Authorized Signatory**

C.C. to: - The Secretary, Environmental Department, Mantralaya, Mumbai.  
- The M.S., MPCB, Sion, Mumbai.

Date : 22/06/2026

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

Subject :- **Present status of Project work for period October, 2025 – March, 2026.**

Reference :- **Clearance letter No. SIA/MH/INFRA2/485970/2025 dated 24/10/2025**

Dear Sir,

This is with reference to the above subject, for Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) by M/S. Modi's Navnirman Ltd

The present project status at site is as follows:

| Wings | Floors                                                                                                       | Status                  |
|-------|--------------------------------------------------------------------------------------------------------------|-------------------------|
| A & B | G/St + 1st to 3rd podium floor +<br>4th Amenity floor + 1st to 16th upper residential floors                 | Plinth work in Progress |
| C     | Basement (pt) + G/St + 1st to 3rd podium floor +<br>4th Amenity floor + 1st to 16th upper residential floors | Plinth work in Progress |

Thanking you,  
Yours truly,

**M/S. Modi's Navnirman Ltd**

**Authorized Signatory**

# **DATA SHEET**

Developer

**M/S. Modi's Navnirman Ltd,**

plot bearing C.T.S. No.207/A, 204,  
204/1, 204/2, 211, 211/1, 211/2 of village Valnai,  
Tank Road, Malad (West)

# **MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS**

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

## Monitoring Report

### PART – I

### **DATA SHEET**

|    |                                                                                               |                                                                                                                                                                                                                                                |
|----|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)           | redevelopment of existing society                                                                                                                                                                                                              |
| 2. | Name of the project                                                                           | "Shri Siddhivinayak Towers CHS."                                                                                                                                                                                                               |
| 3. | Clearance letter (s) / OM/ no and date:                                                       | File No.: SIA/MH/INFRA2/485970/2025 dtd. 24/10/2025                                                                                                                                                                                            |
| 4. | Location                                                                                      | Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) by M/S. Modi's Navnirman Ltd |
| a. | District (s)                                                                                  | Mumbai Suburban.                                                                                                                                                                                                                               |
| b. | State (s)                                                                                     | Maharashtra.                                                                                                                                                                                                                                   |
| 5. | Address for correspondence                                                                    |                                                                                                                                                                                                                                                |
| a. | Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers) | Name - Mr. Md Ansar Ali<br>Address - Mumbai central, Topaz tower , Mob 7256024693                                                                                                                                                              |
| b. | Address of Executive Project Engineer /Manager (with pin code / fax number)                   |                                                                                                                                                                                                                                                |
| 6. | Salient features                                                                              |                                                                                                                                                                                                                                                |
| a. | of the project                                                                                | Total Plot Area: 4744.40 sq. m.<br>As per FSI:14433.57 sq. m.<br>Non FSI: 15500.74 sq. m.                                                                                                                                                      |

|    |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                                                                                                                                                                 | Total Built – Up Area: 29934.31 sq. m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| b. | of the environmental management plans                                                                                                                                                                           | <p>1. <u>Sewage Treatment Plant:</u><br/>Sewage Treatment Plant with capacity of 140 KLD with MBBR technology will be provided for treating the wastewater.</p> <p>2. <u>Water Management:</u><br/>Rain Water Harvesting shall be provided to recharge the ground water table.</p> <p>3. <u>Solid Waste Management:</u></p> <ul style="list-style-type: none"> <li>• Dry wastes will be managed through recyclers.</li> <li>• Wet wastes will be processed in OWC and manure so obtained will be used for landscaping and replacement for dry manure in OWC.</li> <li>• STP Sludge (Dry sludge) - Used as manure.</li> </ul> |
| 7. | Break Up Of the project Area                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| a. | Submerge area: forest & non-forest                                                                                                                                                                              | Non-Forest                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| b. | Others                                                                                                                                                                                                          | <p>Total Plot Area: 4744.40 sq. m.</p> <p>As per FSI: 14433.57 sq. m.</p> <p>Non FSI: 15500.74 sq. m.</p> <p>Total Built – Up Area: 29934.31 sq. m.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 8. | Break up of the project affected:<br>population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan | Not Applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| a. | SC, ST / Adivasis                                                                                                                                                                                               | ---                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| b. | Others                                                                                                                                                                                                          | ---                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|    | (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|     |                                                                                                                                               |                                                                                                                                                                                                                                                                                        |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.  | Financial details                                                                                                                             |                                                                                                                                                                                                                                                                                        |
| a.  | Project cost as originally planned and subsequent revised estimates and the year of price reference                                           | Total cost: Rs. 152.57 Crores.                                                                                                                                                                                                                                                         |
| b.  | Allocation made for environmental management plans with item wise and year wise break-up                                                      | EMP Cost:<br>Capital Cost – Rs. 48.95 Lakhs<br>Recurring Cost – Rs. 31.7 Lakhs/year                                                                                                                                                                                                    |
| c.  | Benefit cost ratio/ Internal rate of return and the year of assessment                                                                        | ---                                                                                                                                                                                                                                                                                    |
| d.  | Whether ( c ) includes the cost of environmental management as shown in the above                                                             | ---                                                                                                                                                                                                                                                                                    |
| e.  | Actual expenditure incurred on the project so far                                                                                             | NIL                                                                                                                                                                                                                                                                                    |
| f.  | Actual expenditure incurred on the environmental management plans so far                                                                      | NIL                                                                                                                                                                                                                                                                                    |
| 10. | Forest land required                                                                                                                          |                                                                                                                                                                                                                                                                                        |
| a.  | The status of approval for diversion of forest land for non-forestry use                                                                      | The land is of non-forest type hence not applicable.                                                                                                                                                                                                                                   |
| b.  | The status of clearing and felling                                                                                                            | R.G. Area Provided: 2755.14 Sq. m.<br><br>A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area. |
| c.  | The status of compensatory afforestation, if any                                                                                              | ---                                                                                                                                                                                                                                                                                    |
| d.  | Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far               | N.A.                                                                                                                                                                                                                                                                                   |
| 11. | The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information | N.A.                                                                                                                                                                                                                                                                                   |

|     |                                                                                                                                                                                                      |                                                                                                                                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 12. | Status of construction                                                                                                                                                                               |                                                                                                                                     |
| a.  | Date of commencement (Actual and/or planned)                                                                                                                                                         | 16/04/2026.                                                                                                                         |
| b.  | Date of completion (Actual and/ of planned)                                                                                                                                                          | 11/08/2028.                                                                                                                         |
| 13. | Reasons for the delay if the project is yet to start                                                                                                                                                 | ---                                                                                                                                 |
| 14. | Dates of site visits                                                                                                                                                                                 |                                                                                                                                     |
| a.  | The date on which the project was monitored by the regional office on previous occasions, if any                                                                                                     | Not yet monitored.                                                                                                                  |
| b.  | Date of site visit for this monitoring report                                                                                                                                                        | 18.03.2026                                                                                                                          |
| 15. | Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits | <ul style="list-style-type: none"> <li>File No.: SIA/MH/INFRA2/485970/2025 dtd. 24/10/2025</li> </ul> M/S. MODIS NAVNIRMAN LIMITED. |
|     | (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued (subsequently))                                       |                                                                                                                                     |

# **COMPLIANCE REPORT**

Developer

**M/S. Modis Navnirman Limited**

plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211,  
211/1, 211/2 of village Valnai, Tank Road, Malad  
(West)



## COMPLIANCE REPORT

### Specific Conditions:

#### A) SEAC Conditions -

|      |                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                  |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I.   | PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area on mother earth as per Hon'ble Supreme Court order | The Concession has been approved vide letter no. P-17862/2023/(207A AND OTHER)/P/N WARD/VALNAI/337/1/New dated 27/06/2024 for FSI area 14433.57 sq. m                                            |
| II.  | PP to submit an undertaking signed by PP, Consultant and Architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time                                                                                                                                                                            | We have obtained an undertaking signed by PP, Consultant and Architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time is submitted.    |
| III. | PP to obtain (i)Water NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs                                                                                                                                                                                                                                  | We have obtained HE Remarks dated 17/02/2025                                                                                                                                                     |
| IV.  | PP to obtain permission for reuse of treated sewage water on road medians from the competent authority.                                                                                                                                                                                                                                                | We have made an application to Garden department of P/N ward and the same has been accepted by them.                                                                                             |
| V.   | PP to relocate parking proposed over STP.                                                                                                                                                                                                                                                                                                              | There is no parking proposed over STP. The STP is proposed at service basement level along with double slab. We have also maintained 1.7m service height from ground level to the access of STP. |
| VI.  | PP to complete tree plantation within the site during construction phase                                                                                                                                                                                                                                                                               | We are agreeable to the same.                                                                                                                                                                    |
| VII. | PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time                                                                                                                                                                                                                                                     | We are agreeable to the same.                                                                                                                                                                    |

#### B) SEIAA Conditions -

|    |                                                                                                                                                                                                                         |                                                                                                                                                            |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | PP has provided mandatory RG area of 818.09 m2 on_ mother earth without any construction. Local planning authority to ensure the compliance of the same.                                                                | Agreed & noted. PP has proposed to provide mandatory RG area of 818.09 m2 on mother earth without any construction.                                        |
| 2. | PP to keep the open space unpaved so as to ensure the permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area | Noted and agreed. Suitable type of grass pavers shall be proposed to increase the water permeable area as well as to allow effective fire tender movement. |

|    |                                                                                                                                                                                                                                                                           |                                                                                                                                        |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
|    | as well as to allow effective fire tender movement.                                                                                                                                                                                                                       |                                                                                                                                        |
| 3. | PP to achieve at least 5% of total energy Requirements for renewable sources                                                                                                                                                                                              | Noted and agreed. Solar panels are proposed to achieve 5% of total energy requirements from renewable sources                          |
| 4. | In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided. in Niti Ayog Handbook of EV charging infrastructure implementation. | Noted and agreed. PP has proposed to provide more than 20% of EV charging points as per the policy.                                    |
| 5. | 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.                                                                                                                             | Noted and agreed.                                                                                                                      |
| 6. | SEIAA decided to grant EC for FSI-14433.57 m2, non-FSI- 15500.74 m2 and total BUA- 29934.31 m2 (Plan approval- P- 17862/2023/(207A AND OTHER)/P/NWARD/VALNAI/ 337/1/New, dated 27/06/2024)                                                                                | Yes, the condition is noted and agreeable to the same. EC granted for FSI-14433.57 m2, non-FSI- 15500.74 m2 and total BUA- 29934.31 m2 |

#### General Conditions for Construction Phase: -

|    |                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                 |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.                                                                                 | <p>The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.</p> <p>Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste shall be managed through recyclers.</p> |
| 2. | Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority. | All construction waste gets collected and segregated properly. Most of that will be reused for the construction activity. Muck will be dried before its final disposal.                                                                                                                                                         |
| 3. | Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with                                                                                                                                                             | Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.                                                                                                                                                                                                                                  |

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

|     |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | extent possible) so that natural drainage system of the area is protected and improved.                                                                                                                                                                                                                                                                                      | a way that the natural drainage will not disturb. There will not be import and export of soil from site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 13. | Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.                                                                                                                                                                                                          | Soil testing is being carried out and according to the reports all the parameters are within the prescribed norms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 14. | PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.                                                                                                                                                                                      | Condition is noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 15. | The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.                                                                                                                                                                      | DG set specifications proposed are as per CPCB norms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 16. | 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.                                                                                                                                               | The PUC checked/authorized vehicles are allowed on the site for transfer of material.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 17. | Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB. | <p>Following care are taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> <li>1. Use of well-maintained equipment fitted with silencers.</li> <li>2. Noise shields near the heavy construction operations are provided.</li> <li>3. Construction activities are limited to daytime hours only.</li> </ol> <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report are enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.</p> |
| 18. | Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>• D.G. sets for 1 x 320 KVA, will be provided as back up for the said buildings.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             | phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>D.G. sets will be provided with silencer &amp; acoustic enclosures. The stacks shall be provided as per MPCB norms.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                          |
| 19.                                         | 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.                                                                                                                                                                                                                                                                                                                                        | Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>General Conditions operation phase:-</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1.                                          | 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.                                                                                                                                                   | <p>The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.</p> <p>Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste shall be managed through recyclers.</p>                                                                                                                                                                                                                                |
| 2.                                          | E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.                                                                                                                                                                                                                                                                                                                                                                                                                                                         | E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3.                                          | The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / refused to the maximum extent possible. Treatment of 100% gray 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 | <p>1 of STP with a total of 140 KLD is proposed for operational buildings. Construction and installation of STP shall be carried out by expert consultant.</p> <p>Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development.</p> <p>After the satisfactory completion of the work, the installation will be certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.</p> |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | at least 50 % of water, Local authority should ensure this.                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 4. | Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement. | The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 5. | The Occupancy Certificate shall be issued by the local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.                                                                                                                                                                                                          | Condition is Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 6. | Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>• This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”.</li> <li>• Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles.</li> <li>• Width of all internal roads (m): Minimum 9.00 m. wide road.</li> </ul> |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.  | PP to provide adequate electric charging points for electric vehicles (EVs.)                                                                                                                                                                                                                                                                                                                                                                                                                       | Condition is Noted.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 8.  | Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>The green area (RG area) proposed to be provided 818.09 sq.m. Accordingly, same will be provide as per approved plan. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex.</li> <li>Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.</li> </ul> |
| 9.  | A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.                                                                                                                                                                                                                                                                                                                                                           | Separate environment management cell with qualified staff is formed and implementing the same.                                                                                                                                                                                                                                                                                                                                         |
| 10. | Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise 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.                                                                                                                                                                                                     | <p>EMP cost has been worked out and allocated for all air pollution devices and other facilities.</p> <p>EMP Cost:</p> <ul style="list-style-type: none"> <li>Capital Cost: Rs. 258 Lakhs</li> <li>O &amp; M Cost: Rs. 17.25 Lakhs</li> </ul>                                                                                                                                                                                          |
| 11. | The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://Parivesh.nic.in">Parivesh.nic.in</a> | The advertisement is published in Marathi newspaper "Navshakti" dated 20.06.2026 and English newspaper "Free press journal" dated 20.06.2026                                                                                                                                                                                                                                                                                           |
| 12. | A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from                                                                                                                                                                                                                                                                                                                                                                   | Yes, PP noted the condition & agreeable to the same.                                                                                                                                                                                                                                                                                                                                                                                   |



|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                  |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
|     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                  |
| 13. | The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain. | Regular monitoring is herewith carried out and the results of the same are submitted to concern authority along with the report. |

#### General EC Conditions: -

|    |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                     |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | PP has to abide by the conditions stipulated by SEAC & SEIAA.                                                                                                                                                                                                                                      | Condition is noted by PP.                                                                                                                                           |
| 2. | If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment t Department before start of any construction work at the site.                                                        | Obtained the following Consent orders from MPCB. <ul style="list-style-type: none"> <li>Format 1.0/CC/UAN<br/>No.0000261907/CE/2512002696 dtd 30/12/2025</li> </ul> |
| 3. | Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.                                                             | Environmental Clearance is already obtained.                                                                                                                        |
| 4. | The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. | PP is herewith submitting six monthly reports to Environment Department, Mantralaya & MPCB.                                                                         |



|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                      |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| 5. | The environmental statement for each financial year ending 31 <sup>st</sup> March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail. | Yes, PP noted the condition & agreeable to the same. |
| 6. | 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.         | Yes, we noted the condition & agreeable to the same. |
| 7. | This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.                                                                                                                       | Yes, PP noted the condition & agreeable to the same. |
| 8. | The environmental Clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.                                  | Yes, PP noted the condition & agreeable to the same. |
| 9. | The environmental Clearance is being issued purely from environment point of view without                                                                                                                                                                                                                                                                                                                                                                                     | Condition is noted & agreeable to the same.          |

|     |                                                                                                                                                                                                                                                                                                                              |                                                                             |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
|     | prejudice to any court cases and all other applicable permissions/ NoCs shall be obtained before starting proposed work at site.                                                                                                                                                                                             |                                                                             |
| 10. | In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.                                             | Yes, PP noted the condition & agreeable to the same.                        |
| 11. | Validity of Environmental Clearance: The environmental clearance accorded shall be valid as per EIA Notificatfon,2006, amended from time to time.                                                                                                                                                                            | Noted. Shall be as per the circulars prevailing at the time of granting EC. |
| 12. | The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments. | Yes, PP noted the condition & agreeable to the same.                        |
| 13. | Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.                  | Yes, PP noted the condition & agreeable to the same.                        |

# **HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT**

OF

REDEVELOPMENT PROJECT

For

**October, 2025 – March, 2026**

Developer

**M/S. Modi's Navnirman Ltd**

plot bearing C.T.S. No.207/A, 204,  
204/1, 204/2, 211, 211/1, 211/2 of village Valnai,  
Tank Road, Malad (West)

Prepared by

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

## TEST REPORT

|                                   |                                                                                                                                                                                                                   |                             |                                                                                                                                                                                       |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Report No- EAEPL/A/03/26/00508    |                                                                                                                                                                                                                   |                             | Report Date: 25.03.2026                                                                                                                                                               |
| ULR Number: TC1118926000000508F   |                                                                                                                                                                                                                   |                             |                                                                                                                                                                                       |
| Name of Customer                  | M/S. MODI'S NAVNIRMAN LIMITED                                                                                                                                                                                     |                             | Reference – VERBAL                                                                                                                                                                    |
| Site Address                      | Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) |                             |                                                                                                                                                                                       |
| Nature and Description of Sample  | Ambient Air                                                                                                                                                                                                       | Sample Collected by         |                                                                                                                                                                                       |
| Sampling location and Sample Code | EAEPL/A/03/26/00508<br>(Near Main Gate at Site)                                                                                                                                                                   | Sample quantity and packing | PM <sub>10</sub> = 1 * 1 No. Filter paper.<br>PM <sub>2.5</sub> = 1 * 1 No. Filter paper.<br>SO <sub>2</sub> = 30ml * 2 No. PVC bottle.<br>NO <sub>2</sub> = 30ml * 2 No. PVC bottle. |
|                                   |                                                                                                                                                                                                                   | Preservation                | Filter papers – Transported and stored in desiccator.<br>PVC bottles - Transported and stored at 5°C (±1 °C).                                                                         |
| Date of Sampling                  | 18.03.2026                                                                                                                                                                                                        | Date of Receipt             | 18.03.2026                                                                                                                                                                            |
| Sampling Procedure                | EAEPL/LAB/SOP/01                                                                                                                                                                                                  |                             |                                                                                                                                                                                       |
| Period of Analysis                | 18.03.2026 to 21.03.2026                                                                                                                                                                                          |                             |                                                                                                                                                                                       |
| Report for the month              | MARCH, 2026                                                                                                                                                                                                       |                             |                                                                                                                                                                                       |

Discipline: Chemical

Group: Atmospheric Pollution

| Environmental Conditions                |       |                       |              |                                        |
|-----------------------------------------|-------|-----------------------|--------------|----------------------------------------|
| Ambient Air Temperature (°C)            |       | Relative Humidity (%) |              | Duration of Monitoring                 |
| 30°C                                    |       | 58%                   |              | 8 Hours                                |
| RESULTS                                 |       |                       |              |                                        |
| Test Parameters                         | UNIT  | Results               | NAAQS LIMITS | METHOD                                 |
| Particulate Matter (PM <sub>10</sub> )  | µg/m³ | 80.85                 | 100          | IS 5182 (Part 23) 2006 Reaffirmed 2022 |
| Particulate Matter (PM <sub>2.5</sub> ) | µg/m³ | 38.70                 | 60           | IS 5182 (Part 24) 2019 Reaffirmed 2024 |
| Sulphur Dioxide (SO <sub>2</sub> )      | µg/m³ | 11.16                 | 80           | IS 5182 Part 2 (2001) Sec 1:2023       |
| Nitrogen Dioxide (NO <sub>2</sub> )     | µg/m³ | 14.22                 | 80           | IS 5182 Part 6 (2006) Reaffirmed 2022  |

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

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

Reviewed by

(QM/DM)  
(Shweta Sonawane)

Approved by

Authorized Signatory  
(Shilpa Dhamankar)

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

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

## TEST REPORT

|                                    |                                                                                                                                                                                                                   |                             |                         |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------|
| Report No. - EAEPL/N/03/26/00509   |                                                                                                                                                                                                                   |                             | Report Date: 25.03.2026 |
| ULR Number: TC1118926000000509F    |                                                                                                                                                                                                                   |                             |                         |
| Name of Customer                   | M/S. MODI'S NAVNIRMAN LIMITED_                                                                                                                                                                                    |                             | Reference – VERBAL      |
| Site Address                       | Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) |                             |                         |
| Nature and Description of Sample   | Ambient Noise                                                                                                                                                                                                     | Sample Collected by         | EAEPL Laboratory        |
| Sampling locations and Sample Code | EAEPL/N/03/26/00509                                                                                                                                                                                               | Sample Quantity and Packing | Not Applicable          |
| Date of Sampling                   | 18.03.2026                                                                                                                                                                                                        | Date of Receipt             | Not Applicable          |
| Sampling Procedure                 | EAEPL/LAB/SOP/04                                                                                                                                                                                                  |                             |                         |
| Period of Analysis                 | Not Applicable                                                                                                                                                                                                    |                             |                         |
| Report for the month               | MARCH, 2026                                                                                                                                                                                                       |                             |                         |

Discipline: Chemical

Group: Atmospheric Pollution

| Monitoring Locations            | Units      | Results  |            | CPCB Norms |       |
|---------------------------------|------------|----------|------------|------------|-------|
|                                 |            | Day Time | Night Time | Day        | Night |
| Near Main Gate at Const. Site   | dB(A) Leq. | 53.7     | 40.6       | 55         | 45    |
| Near Back Side at Const. Site   | dB(A) Leq. | 52.4     | 40.2       | 55         | 45    |
| Near Steel Yard at Const. Site  | dB(A) Leq. | 53.6     | 41.0       | 55         | 45    |
| Near Site Office at Const. Site | dB(A) Leq. | 52.2     | 41.6       | 55         | 45    |

**Remark:** The noise level was observed within CPCB limit.

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

Reviewed by

Approved by



(QM/DM)  
(Shweta Sonawane)



Authorized Signatory  
(Shilpa Dhamankar)

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

|                                    |                                                                                                                                                                                                                   |                             |                                              |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------------|
| Report No. - EAEPL/W/03/26/00510   |                                                                                                                                                                                                                   |                             | Report Date - 25.03.2026                     |
| ULR Number: TC1118926000000510F    |                                                                                                                                                                                                                   |                             |                                              |
| Name of Customer                   | M/S. MODI'S NAVNIRMAN LIMITED_                                                                                                                                                                                    |                             | Reference – VERBAL                           |
| Site Address                       | Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) |                             |                                              |
| Nature and Description of Sample   | Tanker Water Sample                                                                                                                                                                                               | Sample Collected by         | EAEPL Laboratory                             |
| Sampling locations and Sample Code | EAEPL/W/03/26/00510<br>(Near Back Side at Site)                                                                                                                                                                   | Sample quantity and packing | 2 L X 1 No. PVC Can                          |
|                                    |                                                                                                                                                                                                                   | Sample Preservation         | Cool -Transported and stored at 5°C (± 1°C). |
| Date of Sampling                   | 18.03.2026                                                                                                                                                                                                        | Date of Receipt             | 18.03.2026                                   |
| Sampling Procedure                 | EAEPL/LAB/SOP/02                                                                                                                                                                                                  |                             |                                              |
| Period of Analysis                 | 18.03.2026 to 25.03.2026                                                                                                                                                                                          |                             |                                              |
| Report for the month               | MARCH, 2026                                                                                                                                                                                                       |                             |                                              |

Discipline: Chemical

Group: Water

| Parameters           | Unit | Results      | Method                                 |
|----------------------|------|--------------|----------------------------------------|
| pH                   | -    | 7.15         | IS 3025 (Part 11) 2022                 |
| Turbidity            | NTU  | < 1.0        | IS 3025 (Part 10) 2023                 |
| TDS                  | mg/L | 92.0         | IS 3025 (Part 16) 2023                 |
| Alkalinity           | mg/L | 31.20        | IS 3025 (Part 23) 2023                 |
| Chlorides as Cl      | mg/L | 13.90        | IS 3025 (Part 32) 2025                 |
| Total Hardness       | mg/L | 54.17        | IS 3025 (Part 21) 2009 Reaffirmed 2023 |
| Calcium              | mg/L | 8.02         | IS 3025 (Part 40) 2024                 |
| Residual chlorine    | mg/L | ND           | IS 3025 (Part 26) 2021                 |
| Sulphate             | mg/L | < LOQ (5.0)  | IS 3025 (Part 24) Sec 1: 2022          |
| Nitrate              | mg/L | 0.52         | APHA 4500-NO3 B (24th Edition)         |
| Fluoride             | mg/L | < LOQ (0.25) | APHA 4500 F-D (24th Edition)           |
| <b>Heavy Metals:</b> |      |              |                                        |
| Iron (Fe)            | mg/L | < LOQ (0.02) | IS 3025 (Part 2) 2019 Reaffirmed:2023  |
| Copper (Cu)          | mg/L | < LOQ (0.02) | IS 3025 (Part 2) 2019 Reaffirmed:2023  |
| Zinc (Zn)            | mg/L | < LOQ (0.02) | IS 3025 (Part 2) 2019 Reaffirmed:2023  |
| Lead (Pb)            | mg/L | < LOQ (0.02) | IS 3025 (Part 2) 2019 Reaffirmed:2023  |
| Chromium (Cr)        | mg/L | < LOQ (0.02) | IS 3025 (Part 2) 2019 Reaffirmed:2023  |

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

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

Reviewed by

Approved by

(QM/DM)  
(Shweta Sonawane)

Authorized Signatory  
(Dipak Khandekar)

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

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## TEST REPORT

|                                    |                                                                                                                                                                                                                   |                             |                                               |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------|
| Report No. - EAEPL/W/03/26/00510   |                                                                                                                                                                                                                   |                             | Report Date - 25.03.2026                      |
| ULR Number: TC1118926000000510F    |                                                                                                                                                                                                                   |                             |                                               |
| Name of Customer                   | M/S. MODI'S NAVNIRMAN LIMITED_                                                                                                                                                                                    |                             | Reference – VERBAL                            |
| Site Address                       | Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) |                             |                                               |
| Nature and Description of Sample   | Tanker Water Sample                                                                                                                                                                                               | Sample Collected by         | EAEPL Laboratory                              |
| Sampling locations and Sample Code | EAEPL/W/03/26/00510<br>(Near Back Side at Site)                                                                                                                                                                   | Sample quantity and packing | 250ml X 1 No. St. PP. Bottle                  |
|                                    |                                                                                                                                                                                                                   | Sample Preservation         | Cool -Transported and stored at 5 °C (± 1°C). |
| Date of Sampling                   | 18.03.2026                                                                                                                                                                                                        | Date of Receipt             | 18.03.2026                                    |
| Sampling Procedure                 | EAEPL/LAB/MB/SOP/17                                                                                                                                                                                               |                             |                                               |
| Period of Analysis                 | 19.03.2026 to 21.03.2026                                                                                                                                                                                          |                             |                                               |
| Report for the month               | MARCH, 2026                                                                                                                                                                                                       |                             |                                               |

Discipline: Biological

Group: Water

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

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

Authorized Signatory  
(Shweta Sonawane)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

End of Report

## TEST REPORT

|                                    |                                                                                                                                                                                                                   |                             |                                  |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------|
| Report No. - EAEPL/S/03/26/00511   |                                                                                                                                                                                                                   |                             | Report Date: 25.03.2026          |
| ULR Number: TC1118926000000511F    |                                                                                                                                                                                                                   |                             |                                  |
| Name of Customer                   | M/S. MODI'S NAVNIRMAN LIMITED_                                                                                                                                                                                    |                             | Reference – VERBAL               |
| Site Address                       | Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) |                             |                                  |
| Nature and Description of Sample   | Soil                                                                                                                                                                                                              | Sample Collected by         |                                  |
| Sampling locations and Sample Code | EAEPL/S/03/26/00511<br>(Near Centre Side at Site)                                                                                                                                                                 | Sample quantity and packing | 1000 gm X 1 zip lock bag         |
|                                    |                                                                                                                                                                                                                   | Preservation                | Transported & stored in dry area |
| Date of Sampling                   | 18.03.2026                                                                                                                                                                                                        | Date of Receipt             | 18.03.2026                       |
| Sampling Procedure                 | EAEPL/LAB/SOP/03                                                                                                                                                                                                  |                             |                                  |
| Period of Analysis                 | 18.03.2026 to 25.03.2026                                                                                                                                                                                          |                             |                                  |
| Report for the month               | MARCH, 2026                                                                                                                                                                                                       |                             |                                  |

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

| Parameters              | Unit  | Results  | Methods                                                      |
|-------------------------|-------|----------|--------------------------------------------------------------|
| pH                      | -     | 8.22     | IS 2720 (Part 26) (1987), Reaffirmed:2021                    |
| Electrical Conductivity | µS/cm | 974.00   | IS 14767:2000, Reaffirmed:2021                               |
| Soil Moisture           | %     | 18.94    | IS 2720 (Part 02) (1973), Reaffirmed:2020 Oven Drying Method |
| Organic Matter          | %     | 2.44     | IS 2720 (Part 22) (1972), Reaffirmed:2020                    |
| Total Kjeldhal Nitrogen | %     | 601.11   | IS 14684:1999, Reaffirmed:2019                               |
| Water Holding Capacity  | %     | 31.79    | EAEPL/LAB/SOP/SOIL/10                                        |
| Calcium                 | mg/kg | 2338.23  | EAEPL/LAB/SOP/SOIL/18                                        |
| Magnesium               | mg/kg | 249.21   | EAEPL/LAB/SOP/SOIL/14                                        |
| Sulphate                | mg/kg | 30.07    | IS 2720 (Part 27):1977 (Reaffirmed 2020)                     |
| Available Phosphorous   | mg/kg | 1.38     | EAEPL/LAB/SOP/SOIL/11                                        |
| Chlorides               | mg/kg | 65.35    | EAEPL/LAB/SOP/SOIL/03                                        |
| Sodium (Na)             | mg/kg | 889.35   | EPA 3050B                                                    |
| Potassium (K)           | mg/kg | 608.50   | EPA 3050B                                                    |
| Copper                  | mg/kg | 131.06   | EPA 3050B                                                    |
| Iron                    | mg/kg | 55747.99 | EPA 3050B                                                    |
| Lead                    | mg/kg | 6.55     | EPA 3050B                                                    |
| Zinc                    | mg/kg | 58.98    | EPA 3050B                                                    |

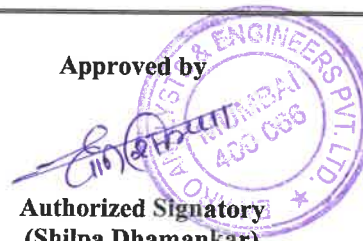
For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by



(QM/DM)  
(Shweta Sonawane)

Approved by



Authorized Signatory  
(Shilpa Dhamankar)

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





File No: SIA/MH/INFRA2/485970/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),  
MAHARASHTRA)

\*\*\*



Dated: 24/10/2025



To,

MODI'S NAVNIRMAN LIMITED  
MODI'S NAVNIRMAN LIMITED

Shop No 01, Rashmi Heights, M. G. Road, Kandivali (W), Mumbai 400067, MUMBAI SUBURBAN,  
MAHARASHTRA, 400067  
modisnirman@gmail.com

**Subject:** Grant of EC under the provision of the EIA Notification 2006-regarding.

**Sir/Madam,**

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) by M/S. Modi's Navnirman Ltd submitted to Ministry vide proposal number SIA/MH/INFRA2/485970/2025 dated 05/08/2025.

2. The particulars of the proposal are as below:

|                                            |                                                                                                                                                                                                                                                                                |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (i) EC Identification No.                  | EC24C3801MH5279693N                                                                                                                                                                                                                                                            |
| (ii) File No.                              | SIA/MH/INFRA2/485970/2025                                                                                                                                                                                                                                                      |
| (iii) Clearance Type                       | EC                                                                                                                                                                                                                                                                             |
| (iv) Category                              | B2                                                                                                                                                                                                                                                                             |
| (v) Project/Activity Included Schedule No. | 8(a) Building / Construction<br>Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) by M/S. Modi's Navnirman Ltd |
| (vii) Name of Project                      | CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) by M/S. Modi's Navnirman Ltd                                                                                                                         |
| (viii) Name of Company/Organization        | MODI'S NAVNIRMAN LIMITED                                                                                                                                                                                                                                                       |
| (ix) Location of Project (District, State) | MUMBAI SUBURBAN, MAHARASHTRA                                                                                                                                                                                                                                                   |
| (x) Issuing Authority                      | SEIAA                                                                                                                                                                                                                                                                          |
| (xi) Applicability of General Conditions   | no                                                                                                                                                                                                                                                                             |
| (xii) Applicability of Specific Conditions | no                                                                                                                                                                                                                                                                             |

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 19/09/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 19/09/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. MODI'S NAVNIRMAN LIMITED under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

**Annexure 1**

**Specific EC Conditions for (Building / Construction)**

**1. Specific Condition**

| S. No | EC Conditions |                                                                                                                                                                                                                                                                                                                                                    |
|-------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1   | Sr. No.       | Conditions                                                                                                                                                                                                                                                                                                                                         |
|       | 1.            | PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order. |
|       | 2.            | PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time                                                                                                                                                                        |
|       | 3.            | PP to obtain (i) Water NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.                                                                                                                                                                                                                            |
|       | 4.            | PP to obtain permission for reuse of treated sewage water on road medians from the                                                                                                                                                                                                                                                                 |

| S. No | EC Conditions |                                                                                                     |
|-------|---------------|-----------------------------------------------------------------------------------------------------|
|       |               | competent authority.                                                                                |
| 5.    |               | PP to relocate parking proposed over STP.                                                           |
| 6.    |               | PP to complete tree plantation within the site during construction phase.                           |
| 7.    |               | PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time. |

## Annexure 2

### Details of Products & By-products

| Name of the product /By-product | Product / By-product    | Quantity | Unit  | Mode of Transport / Transmission | Remarks (eg. CAS number)                                                                                                                                                                                                                             |
|---------------------------------|-------------------------|----------|-------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FSI area                        | FSI area                | 14433.57 | Sq. m | Road                             |                                                                                                                                                                                                                                                      |
| Total Construction area         | Total Construction area | 29934.31 | Sq. m | Road                             | Wing A & B: G/St + 1st to 3rd podium floor + 4th Amenity floor + 1 to 16 upper residential floors, Height: 69.70 m<br>Wing C: Basement (pt) + G/St + 1st to 3rd podium floor + 4th Amenity floor + 1 to 16 upper residential floors, Height: 69.70 m |
| Non FSI area                    | Non FSI area            | 15500.74 | Sq. m | Road                             |                                                                                                                                                                                                                                                      |

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/485970/2025  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To

M/s. Modi's Navnirman Ltd.,  
C.T.S. No.207/A, 204, 204/1,  
204/2, 211, 211/1, 211/2,  
village Valnai, Tank Road,  
Malad (West), Mumbai.

**Subject** : Environmental clearance for Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) by M/s. Modi's Navnirman Ltd.

**Reference** : Application no. SIA/MH/INFRA2/485970/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 238<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 305<sup>th</sup> (Day-5) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 19<sup>th</sup> September, 2025.

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

| Sr. No. | Description                                                                                                                                                                                                                                                                                                                                          | Details                                                                                                                                                                                                                                        |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9th August 2024 | Yes                                                                                                                                                                                                                                            |
| 2       | Proposal Number                                                                                                                                                                                                                                                                                                                                      | SIA/MH/INFRA2/485970/2025                                                                                                                                                                                                                      |
| 3       | Name of Project                                                                                                                                                                                                                                                                                                                                      | Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West) by M/S. Modi's Navnirman Ltd |
| 4       | Project category                                                                                                                                                                                                                                                                                                                                     | 8a (B2)                                                                                                                                                                                                                                        |
| 5       | Type of Institution                                                                                                                                                                                                                                                                                                                                  | Private                                                                                                                                                                                                                                        |



|    |                                                                  |                                                                                                                                          |                                                                                   |               |                                                                                                           |                                  |      |
|----|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------|----------------------------------|------|
| 6  | Project Proponent                                                | Name                                                                                                                                     | Mr. Mahek D. Modi                                                                 |               |                                                                                                           |                                  |      |
|    |                                                                  | Regd. Office address                                                                                                                     | Shop No 01, Rashmi Heights, M. G. Road, Kandivali (W), Mumbai-400067, Maharashtra |               |                                                                                                           |                                  |      |
|    |                                                                  | Contact number                                                                                                                           | 9930711545                                                                        |               |                                                                                                           |                                  |      |
|    |                                                                  | e-mail                                                                                                                                   | modisnirman@gmail.com                                                             |               |                                                                                                           |                                  |      |
| 7  | Consultant                                                       | Name: Enviro Analysts and engineers Private Limited<br>NABET Accreditation number: NABET/EIA/24-27/RA 0355<br>Validity: 19 June 2027     |                                                                                   |               |                                                                                                           |                                  |      |
| 8  | Applied for                                                      | Fresh Project                                                                                                                            |                                                                                   |               |                                                                                                           |                                  |      |
| 9  | Location of the project                                          | C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2                                                                                    |                                                                                   |               |                                                                                                           |                                  |      |
| 10 | Latitude and Longitude                                           | Latitude: 19°11'51.47"N Longitude: 72°50'17.84"E                                                                                         |                                                                                   |               |                                                                                                           |                                  |      |
| 11 | Plot Area (Sq.m.)                                                | 4744.40 sq. m                                                                                                                            |                                                                                   |               |                                                                                                           |                                  |      |
| 12 | Deductions (Sq.m.)                                               | 656.12 sq. m                                                                                                                             |                                                                                   |               |                                                                                                           |                                  |      |
| 13 | Net Plot area (Sq.m.)                                            | 4088.28 Sq. mts                                                                                                                          |                                                                                   |               |                                                                                                           |                                  |      |
| 14 | Ground coverage (m <sup>2</sup> ) & %                            | 2805.75 m2 & 69%                                                                                                                         |                                                                                   |               |                                                                                                           |                                  |      |
| 15 | FSI Area (Sq.m.)                                                 | 14433.57 sq. m                                                                                                                           |                                                                                   |               |                                                                                                           |                                  |      |
| 16 | Non-FSI (Sq.m.)                                                  | 15500.74 sq. m                                                                                                                           |                                                                                   |               |                                                                                                           |                                  |      |
| 17 | Proposed built-up area (FSI + Non FSI) (Sq.m.)                   | 29934.31 sq. m                                                                                                                           |                                                                                   |               |                                                                                                           |                                  |      |
| 18 | TBUA (m <sup>2</sup> ) approved by Planning Authority till date  | Concession received vide letter no. P-17862/2023/(207A AND OTHER)/P/N WARD/VALNAI/337/1/New dated 27/06/2024 for FSI area 14433.57 sq. m |                                                                                   |               |                                                                                                           |                                  |      |
| 19 | Earlier EC details with Total Construction area, if any.         | NA                                                                                                                                       |                                                                                   |               |                                                                                                           |                                  |      |
| 20 | Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.) | No construction work has been done.                                                                                                      |                                                                                   |               |                                                                                                           |                                  |      |
| 21 | Previous EC / Existing Building                                  |                                                                                                                                          | Proposed Configuration                                                            |               |                                                                                                           | Reason for Modification / Change |      |
|    | Building Name                                                    | Configuration                                                                                                                            | Height (m)                                                                        | Building Name | Configuration                                                                                             | Height (m)                       |      |
|    | -                                                                | -                                                                                                                                        | -                                                                                 | Wing A & B    | G/St + 1st to 3rd podium floor + 4th Amenity floor + 1st to 16th upper residential floors                 | 69.70 m                          | ---- |
|    | -                                                                | -                                                                                                                                        | -                                                                                 | Wing C        | Basement (pt) + G/St + 1st to 3rd podium floor + 4th Amenity floor + 1st to 16th upper residential floors | 69.70 m                          |      |
| 22 | No. of Tenements & Shops                                         |                                                                                                                                          | 201 Nos, shops: 21 Nos                                                            |               |                                                                                                           |                                  |      |

|    |                                                                 |                                                                  |                                     |                                                                                                                                                   |
|----|-----------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 23 | Total Population                                                | 1136 Nos                                                         |                                     |                                                                                                                                                   |
| 24 | Total Water Requirements CMD                                    | 154 KLD<br>Domestic: 95 KLD, Flushing: 48 KLD, Landscape: 11 KLD |                                     |                                                                                                                                                   |
| 25 | Under Ground Tank (UGT) location                                | Service Basement                                                 |                                     |                                                                                                                                                   |
| 26 | Source of water                                                 | MCGM                                                             |                                     |                                                                                                                                                   |
| 27 | STP Capacity & Technology                                       | 140 KLD with MBBR technology                                     |                                     |                                                                                                                                                   |
| 28 | STP Location                                                    | Below Ground & open to sky                                       |                                     |                                                                                                                                                   |
| 29 | Sewage Generation CMD & % of sewage discharge in the sewer line | 128 KLD, 35% of sewage discharge in the sewer line.              |                                     |                                                                                                                                                   |
| 30 | Solid Waste Management during Construction Phase                | <b>Type</b>                                                      | <b>Quantity (Kg/d)</b>              | <b>Treatment / disposal</b>                                                                                                                       |
|    |                                                                 | Dry waste                                                        | 10 kg/day                           | Will be handed over to a recycler                                                                                                                 |
|    |                                                                 | Wet waste                                                        | 15 kg/day                           | Handed over to municipal waste collector                                                                                                          |
|    |                                                                 | <b>Construction waste</b>                                        | Topsoil                             | 720 cum<br>Being used for landscaping                                                                                                             |
|    |                                                                 |                                                                  | Existing Structure to be Demolished | 3270 cum<br>There will be transportation outside of plot as per NOC                                                                               |
|    |                                                                 |                                                                  | Excavation Debris quantity          | 2200 Cum<br>Will be reusing the 800 cum quantity in internal plot works & road development & remaining debris NOC will be obtained in due course. |
|    |                                                                 |                                                                  | Empty cement bags                   | 17965 Nos.<br>To be handed over to local recyclers                                                                                                |
|    |                                                                 |                                                                  | Steel                               | 3 MT<br>To be handed over to local recyclers                                                                                                      |
|    |                                                                 |                                                                  | Aggregates                          | 15 MT<br>To be used as a layer for internal roads and building boundary wall.                                                                     |
|    |                                                                 |                                                                  | Broken Tiles                        | 750 sqm<br>Waste tiles to be used as China mosaic for terraces.                                                                                   |
|    |                                                                 |                                                                  | Empty Paint Cans (20 liter/can)     | 450 nos<br>To be handed over to recycler                                                                                                          |

|    |                                                                                                 |                                                                                                                                                                                                                                                                                           |                 |                                                                           |
|----|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------|
| 31 | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | Type                                                                                                                                                                                                                                                                                      | Quantity (Kg/d) | Treatment / disposal                                                      |
|    |                                                                                                 | Dry waste                                                                                                                                                                                                                                                                                 | 283 kg/day      | Will be handed over to a recycler                                         |
|    |                                                                                                 | Wet waste                                                                                                                                                                                                                                                                                 | 189 kg/day      | Composting by OWC- manure produced will be used at a site for landscaping |
|    |                                                                                                 | E-Waste                                                                                                                                                                                                                                                                                   | 624 kg/ year    | Will be collected and sent to MPCB authorized recyclers.                  |
|    |                                                                                                 | STP Sludge (dry)                                                                                                                                                                                                                                                                          | 6 kg/day        | Dry sewage sludge will be used as manure for gardening.                   |
| 32 | R.G. Area in sq. m.                                                                             | RG required (20%)– 817.66 sq. m                                                                                                                                                                                                                                                           |                 |                                                                           |
|    |                                                                                                 | RG proposed on Mother Earth (20%)- 818.09 sq. m                                                                                                                                                                                                                                           |                 |                                                                           |
|    |                                                                                                 | RG proposed on the Podium- 1937.05 sq. m                                                                                                                                                                                                                                                  |                 |                                                                           |
|    |                                                                                                 | Total: 2755.14 sq. m                                                                                                                                                                                                                                                                      |                 |                                                                           |
|    |                                                                                                 | Existing trees on the plot: 71 Nos                                                                                                                                                                                                                                                        |                 |                                                                           |
|    |                                                                                                 | Number of trees to be planted: 51 Nos                                                                                                                                                                                                                                                     |                 |                                                                           |
|    |                                                                                                 | Number of trees to be cut: 11 Nos                                                                                                                                                                                                                                                         |                 |                                                                           |
|    |                                                                                                 | Number of trees to be retain: 47 Nos                                                                                                                                                                                                                                                      |                 |                                                                           |
|    |                                                                                                 | Number of trees to be transplanted: 13 Nos                                                                                                                                                                                                                                                |                 |                                                                           |
|    |                                                                                                 | 452 Nos [51 newly proposed + 360 Nos Miyawaki forestation including in lieu of cutting + 41 Nos to be retained] + 120 Nos of Shrubs.                                                                                                                                                      |                 |                                                                           |
| 33 | Power requirement                                                                               | During Operation Phase:                                                                                                                                                                                                                                                                   |                 |                                                                           |
|    |                                                                                                 | Details                                                                                                                                                                                                                                                                                   | ADANI           |                                                                           |
|    |                                                                                                 | Connected load (kW)                                                                                                                                                                                                                                                                       | 2792 KW         |                                                                           |
|    |                                                                                                 | Demand load (kW)                                                                                                                                                                                                                                                                          | 2125 KW         |                                                                           |
| 34 | Energy Efficiency                                                                               | a) Total Energy saving (%): 15%<br>b) Solar energy (%): 5%                                                                                                                                                                                                                                |                 |                                                                           |
| 35 | D.G. set capacity                                                                               | 1 × 320 kVA                                                                                                                                                                                                                                                                               |                 |                                                                           |
| 36 | No. of 4-W & 2-W Parking with 25% EV                                                            | 4-Wheelers – 244 Nos, 2-Wheelers – 106 nos                                                                                                                                                                                                                                                |                 |                                                                           |
| 37 | No. & capacity of Rain water harvesting tanks /Pits                                             | 2 days holding capacity of 80 cum                                                                                                                                                                                                                                                         |                 |                                                                           |
| 38 | Project Cost in (Cr.)                                                                           | Rs. 152.57 Cr                                                                                                                                                                                                                                                                             |                 |                                                                           |
| 39 | EMP Cost                                                                                        | 1. Construction Phase cost:<br>Capital cost in lakhs: 48.95<br>Recurring cost in Lakhs/year: 31.7<br>2. Operation Phase cost:<br>Setting-up Cost (Rs- Lakhs): 258<br>O & M Cost Per year (Lakhs): 17.25<br><br>[DMP Cost- Capital Cost (Rs- Lakhs): 268, O & M Cost Per year (Lakhs): 23] |                 |                                                                           |
| 40 | CER Details with justification if any as per MoEF & CC circular dated 01/05/2018                | It will be as per the OM dated 30th September 2020.                                                                                                                                                                                                                                       |                 |                                                                           |



|    |                                                                                     |    |
|----|-------------------------------------------------------------------------------------|----|
| 41 | Details of Court Cases /litigations w.r.t the project and project location, if any. | NA |
|----|-------------------------------------------------------------------------------------|----|

3. Proposal was considered by SEIAA in its 305<sup>th</sup> (Day-5) meeting held on 19<sup>th</sup> September, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to obtain (i) Water NOC. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.
4. PP to obtain permission for reuse of treated sewage water on road medians from the competent authority.
5. PP to relocate parking proposed over STP.
6. PP to complete tree plantation within the site during construction phase.
7. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 818.09 m2 on mother earth. 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. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation
5. 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.
6. SEIAA decided to grant EC for FSI-14433.57 m2, non-FSI- 15500.74 m2 and total BUA- 29934.31 m2 (Plan approval- P-17862/2023/(207A AND OTHER)/P/NWARD/ VALNAI/ 337/1/New, dated 27/06/2024)

**General Conditions:**

**a) Construction Phase :-**



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

stipulated standards by CPCB/MPCB.

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

**B) Operation phase:-**

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



of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies

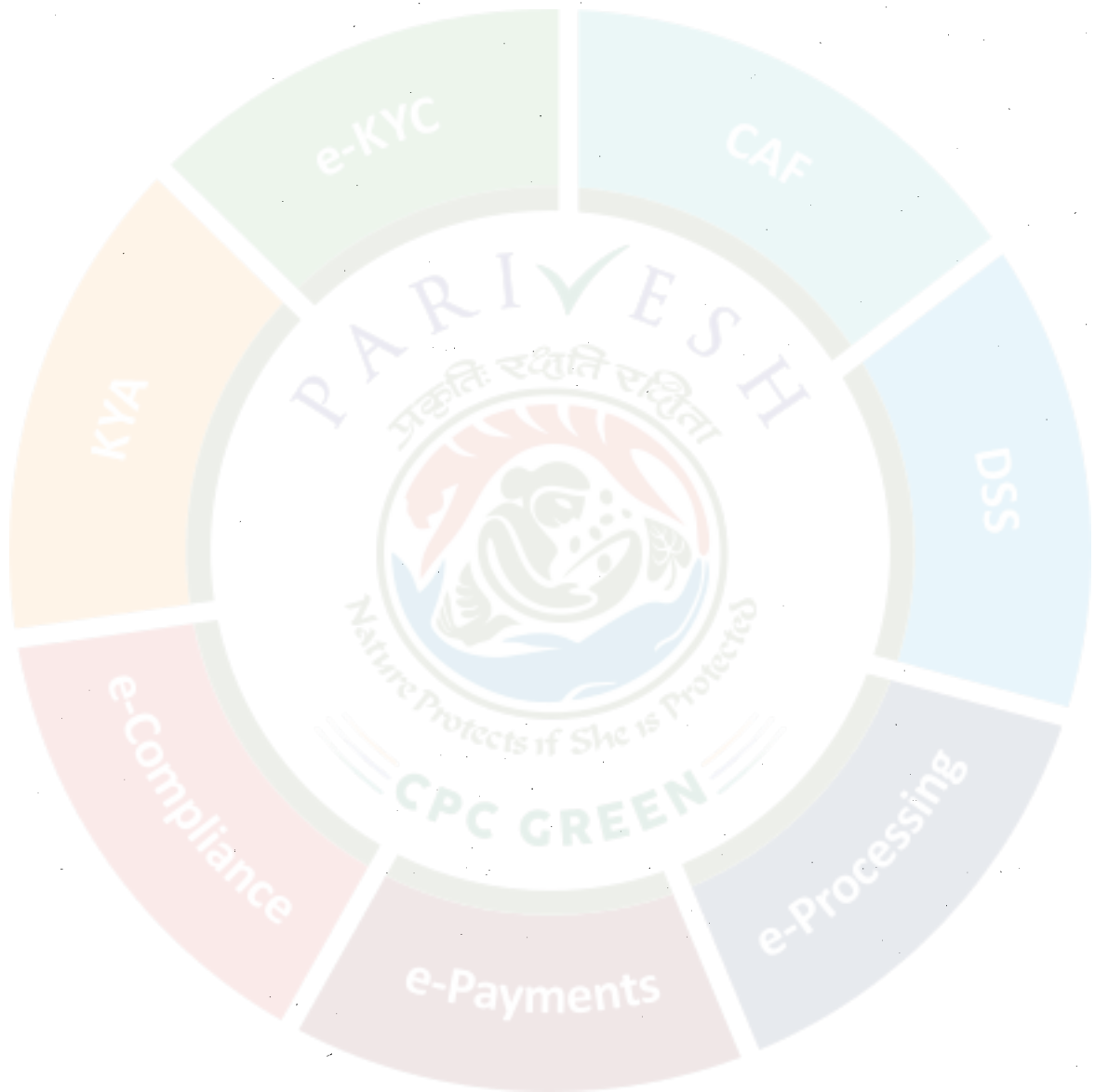
that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Jayashree Bhoj  
(Member Secretary, SEIAA)

Copy to:

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



# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000261907/CE/2512002696

Date: 30/12/2025

To,  
M/s. Modi's Navnirman Ltd,"Shri  
Siddhivinayak Towers CHS. Ltd" on plot  
bearing C.T.S. No.207/A, 204, 204/1,  
204/2, 211, 211/1, 211/2 of village Valnai,  
Tank Road, Malad (West),Mumbai  
Suburban.



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

- Ref:
1. Application Submitted by SRO-Mumbai-IV
  2. Minutes of 11th CC meeting dtd-04.12.2025.

Your application NO. MPCB-CONSENT-0000261907

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.152.57 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Redevelopment of Residential Building Construction Project named as M/s. Modi's Navnirman Ltd,"Shri Siddhivinayak Towers CHS. Ltd" on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Valnai, Tank Road, Malad (West),Mumbai Suburban on Total Plot Area of 4744.40 Sq.Mtrs for construction BUA of 29934.31 Sq.Mtrs including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

| Sr No | Description       | Permitted (in CMD) | Standards to        | Disposal                                                                                                                                                                                                                             |
|-------|-------------------|--------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.    | Trade effluent    | Nil                | NA                  | NA                                                                                                                                                                                                                                   |
| 2.    | Domestic effluent | 128                | 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-320 KVA                | 01              | As per Schedule -II      |

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

| Sr No | Type Of Waste           | Quantity & UoM | Treatment | Disposal                                     |
|-------|-------------------------|----------------|-----------|----------------------------------------------|
| 1     | Biodegradable waste     | 189 Kg/Day     | OWC       | use as manure                                |
| 2     | Non Biodegradable waste | 283 Kg/Day     | Segregate | Segregate & handed over to authorized vendor |
| 3     | STP Sludge              | 6 Kg/Day       | Drying    | use as manure                                |

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

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|-------|--------------|----------|-----|-----------|----------|
| NA    |              |          |     |           |          |

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

| Sr No | Type of Waste | Quantity | UoM    | Disposal Path                           |
|-------|---------------|----------|--------|-----------------------------------------|
| 1     | E-Waste       | 1.70     | Kg/Day | sent for recycling to authorized agency |

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- . The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

**Received Consent fee of -**

| <b>Sr.No</b> | <b>Amount(Rs.)</b> | <b>Transaction/DR.No.</b> | <b>Date</b> | <b>Transaction Type</b> |
|--------------|--------------------|---------------------------|-------------|-------------------------|
| 1            | 305140.00          | MPCB-DR-36740             | 25/09/2025  | RTGS                    |

**Copy to:**

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

### SCHEDULE-I

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

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **140 CMD for treatment of domestic effluent of 128 CMD.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

| Sr. No. | Purpose for water consumed                                                                     | Water consumption quantity (CMD) |
|---------|------------------------------------------------------------------------------------------------|----------------------------------|
| 1.      | Industrial Cooling, spraying in mine pits or boiler feed                                       | 0.00                             |
| 2.      | Domestic purpose                                                                               | 143.00                           |
| 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.      | Grandening/Other consumption                                                                   | 0.0                              |

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

## **SCHEDULE-II**

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

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

| Stack No. | Source         | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant       | Standard     |
|-----------|----------------|------------------------------|----------------------|--------------|-----------------------|-----------------|--------------|
| S-1       | DG Set-320 KVA | Acoustic Enclosure           | 5.00                 | HSD 80 Kg/Hr | 1                     | SO <sub>2</sub> | 30.72 Kg/Day |

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

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

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement 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:**

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

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

#### **BG Forfeiture History**

| <b>Srno.</b> | <b>Consent (C2E/C2O/C2R)</b> | <b>Amount of BG imposed</b> | <b>Submission Period</b> | <b>Purpose of BG</b> | <b>Amount of BG Forfeiture</b> | <b>Reason of BG Forfeiture</b> |
|--------------|------------------------------|-----------------------------|--------------------------|----------------------|--------------------------------|--------------------------------|
| NA           |                              |                             |                          |                      |                                |                                |

#### **BG Return details**

| <b>Srno.</b> | <b>Consent (C2E/C2O/C2R)</b> | <b>BG imposed</b> | <b>Purpose of BG</b> | <b>Amount of BG Returned</b> |
|--------------|------------------------------|-------------------|----------------------|------------------------------|
| NA           |                              |                   |                      |                              |



#### **SCHEDULE-IV**

##### **Conditions during construction phase**

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

##### **General Conditions:**

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



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

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This certificate is digitally & electronically signed.

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## E-Tender Notice

Chandrapur Super Thermal Power Station MAHAGENCO, invites bid offers from reputed and experienced Companies to Participate in the Competitive bidding Process to following O&M Tenders.

| S. N. | Tender NO (Rfx No) / Description / Estimated Cost in Rs.                                                                                                                     |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | BM-II/ Rfx No.3000069732/ The work of complete replacement of Economiser Upper Coil Assemblies in Boiler Unit 7 during COH at CSTPS, Chandrapur./ Rs.1,13,07,081.00/-        |
| 2     | BM-II/ Rfx No.3000069627/Work of HP parts repairs in Boiler Second Pass in Unit-7 during COH at CSTPS, Chandrapur/ Rs.42,47,042.00/-                                         |
| 3     | EM-III/ Rfx No.3000069767(Refloated)/AMC of HBL make Ni-Cd batteries installed at Unit 8 & 9 , CSTPS and outdoor area for 2 years./ Rs.68,89,541.04/-                        |
| 4     | ODP-II/ Rfx No.3000069786(Refloated)/Supply of Splash type PVC Fill for Cooling tower 7A & 7B during U-7 overhaul at ODP-II, CSTPS, Chandrapur./ Rs.39,24,930.00/-           |
| 5     | MIS/ Rfx No.3000069790(Refloated)/Providing of 200 Mbps 1:1 dedicated Railwire internet leasedline at CSTPS, Chandrapur/ Rs.11,40,000.00/-                                   |
| 6     | EM-II/ Rfx No.3000069674(Refloated)/Work of Transportation, Loading and Unloading of heavy electrical equipment at 500 X 3 MW StageIII, CSTPS Chandrapur./ Rs.24,88,800.00/- |

Above floated tender published in MAHAGENCO online Portal. For the detailed Tender document, interested bidders should visit SRM Website <https://procurement.mahagenco.in> for (Sr. No. 01 to 06) For any query Contact No. 8554991818.

**Sd/-**  
**CHIEF ENGINEER (O&M)**  
**CSTPS, CHANDRAPUR**

IN THE BOMBAY CITY CIVIL COURT AT MUMBAI  
COMMERCIAL SUIT NO. 330 OF 2025  
[O.V.R. 20 (1-A) OF CPC FOR PAPER PUBLICATION]

**Plaint lodged on:** BANK OF INDIA, a body Corporate, Constituted under the Banking Regulation Act, 1949, having its Head Office at Star House, Plot No. C/5, G Block, Bandra (Kurla) Complex, Bandra (E), Mumbai 400, 051 and one of its branch office Under Order V, Rule known as Bhakti Park Branch situated at 1,2 and 3, Ajmera Treon, Bhakti 2 of the Code of Park, Near Imax Theater, Anik Wadala Link Road, Wadala (E), Mumbai Civil Procedure 1908 – 400 037, through its Authorised Representative Mr. Rakesh Kumar r/w Sec. 16 of the Chaudhury, Chief Manager of the Plaintiff. ... Plaintiff

**MR. MOHAMMAD AHMAD KHAN**  
Aged: 46 years, Indian Inhabitant, residing at Room No.75, Din Bandhu Nagar, Salt Pan Road, Near Noorani Masjid, Wadala East, Mumbai-400037. Defendant

**MR. MOHAMMAD AHMAD KHAN**  
(Defendant above named)

**Prakashrao Kulkarni.**

WHEREAS the above named Plaintiff/s have/have instituted Plaintiff relating to a commercial dispute in this Court against you and you are hereby summoned to file a Written Statement within 30 days of the service of the present summons and in case you fail to file the Written Statement within the said period of 30 days, you shall be allowed to file the Written Statement on such other day, as may be specified by the Court, for reasons to be recorded in writing and on payment of such costs as the Court deems fit, but which shall not be later than 120 days from the date of service of published summons. On expiry of one hundred and twenty days from the date of service of summons, you shall forfeit the right to file the Written Statement and the Court shall proceed to take the case on record.

**THE PLAINTIFF THEREFORE PRAYS:**

(a) That the Defendant be ordered and decreed to pay to the Plaintiff a sum of Rs. 6,47,216.11 (Rupees Six Lakhs Forty Seven Thousand Two Hundred and Sixteen and Paise Eleven Only) due under Term Loan Account No. 013073810000008 with further interest thereon at the rate of 10.75 % p.a. with monthly reset plus 2 % penal interest from the date of filing of the suit till payment and/or realisation as per the particulars of the Plaintiff's claim at Exhibit "M" to the Plaintiff.

(b) For such other and further reliefs as per nature and circumstances of the case may require.

(c) For costs of the suit.

(d) That for such other and further reliefs as this Hon'ble Court may deem fit and proper.

You are hereby summoned to appear in this Court in person, or by an Advocate and able to answer all material questions relating to suit, or who shall be accompanied by some person able to answer all such question to answer the appearance of Plaintiff, and as the suit is filed for the final disposal, you must produce all your witnesses and you are appearance, the suit will be heard and determined in your absence, and you will bring with you any document in your possession or power containing evidence relating to the merits of the Plaintiff's case or upon which you intend to rely in support of your case and in particular for the Plaintiff's the following documents : Given under my hand and the seal of this Hon'ble Court.

Dated this 16th day of June, 2026.

Seal  
This 16th day of June, 2026.

**Seal**

**For Registrar**  
**City Civil Court, Gr. Bombay**  
**Anant B. Shinde & Co.**  
**Advocates For Plaintiff**  
**311, Varma Chambers, 3rd Floor, 11, Homji Street, Fort, Bombay – 400 001**  
**Mobile No. : 9820700198 Email: anantshinde.advocate@gmail.com**

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

**Anant B. Shinde and Co.**  
**Advocates For The Plaintiff**

NOTE : Next date in this Suit is **22.07.2026**. Please check the status and next / further date of this Suit on the official web site of the City Civil & Sessions Court, Gr. Bombay.

## PUBLIC NOTICE

Notice is hereby given that, **MRS. KARIMUNISA RAHIM KAMUTHIN & MRS. MEHRUNNISA NASIR ALI SHAIKH** are the owners and in possession of the land bearing **Survey No.88, Hissa No.10, Area admeasuring 0.81.00 H.R., P.K. 0.04.00 H.R., Assessed at Rs.1.32 Ps.**, lying, being and situate at Village – DAHISAR, Tal. Vasai, Dist. Palghar. My clients are desirous of purchasing the aforesaid property from the owners, and accordingly, negotiations in respect thereof are presently underway. All persons having any claims, right, title or interest against or to the said property or any part thereof, by way of sale, exchange, lease, lien, mortgage, charge, let, gift, tenancy, easement, inheritance, share, possession, pre-emption, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature are requested to make the same known to the undersigned within 15 days from the publication of this notice, otherwise my clients shall proceed to conclude the negotiations and further proceed to enter into transaction for purchase of the said property and thereafter no claims shall be entertained and, such claims, if any, shall be found it shall be considered as waived.

Advocate for Purchasers  
**ADV. POONAM MARNE**  
Add.: Flat No.103, 1st Floor, 'A' Wing, Yashwant Pride, Opp. Vasai Court, Vasai (W), Tal. Vasai, Dist. Palghar – 401201

## PUBLIC NOTICE

All the concerned persons including Bonafide residents, environmental groups, NGO's and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s. Modi's Navnirman Ltd. (Office Address – Shop No. 1, Ground Floor, Rashmi Heights, Mallinath Chsl, Opp Kamla Nagar, M.G. Road, Kandivali (West), Mumbai – 400 067) Maharashtra for Proposed redevelopment of existing society building known as "Shri Siddhivinayak Towers CHS. Ltd on plot bearing C.T.S. No.207/A, 204, 204/1, 204/2, 211, 211/1, 211/2 of village Vainai, Tank Road, Malad (West). EC Letter No **EC24C3801MH5279693N**. File No. SIA/MH/INFRA2/485970/2025 dated 24/10/2025. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at <https://parivesh.nic.in/>

**M/s. Modi's Navnirman Ltd**  
Shop No. 1, Ground Floor, Rashmi Heights, Mallinath Chsl, Opp Kamla Nagar, M.G. Road, Kandivali (West), Mumbai – 400 067, Maharashtra

### FORM B PUBLIC ANNOUNCEMENT

(Regulation 12 of the Insolvency and Bankruptcy Board of India Liquidation Process) Regulations, 2016)

#### FOR THE ATTENTION OF THE STAKEHOLDERS OF ROHTAS BIO ENERGY LIMITED

| S.No. | PARTICULARS                                                                        | DETAILS                                                                                                                                                                                                                                                                               |
|-------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.    | Name of the corporate debtor                                                       | ROHTAS BIO ENERGY LIMITED                                                                                                                                                                                                                                                             |
| 2.    | Date of incorporation of corporate debtor                                          | 27/07/2011                                                                                                                                                                                                                                                                            |
| 3.    | Authority under which corporate debtor is incorporated / registered                | ROC Mumbai                                                                                                                                                                                                                                                                            |
| 4.    | Corporate Identity No. / Limited Liability Identification No. of corporate debtor  | U40300MH2011PLC220218                                                                                                                                                                                                                                                                 |
| 5.    | Address of the registered office and principal office (if any) of corporate debtor | <b>Registered Address:</b> The IL&FS Financial Centre, Plot No. C-22 G Block, Bandra-Kurla Complex, Bandra- East, Mumbai-400051, Maharashtra<br><b>BUSINESS ADDRESS:</b> C-22, The IL & FS Financial Centre, G Block, Bandra-Kurla Complex, Bandra East, Mumbai – 400051, Maharashtra |
| 6.    | Date of closure of Insolvency Resolution Process                                   | 08.06.2026                                                                                                                                                                                                                                                                            |
| 7.    | Liquidation commencement date of corporate debtor                                  | 08.06.2026<br>(The Order Copy received on 19.06.2026)                                                                                                                                                                                                                                 |
| 8.    | Name and registration number of the insolvency professional acting as liquidator   | <b>CA Kamal Kumar Jadhavi</b> ,<br>IBBI/PA-001/1P-P-02786/2022-2023/14259                                                                                                                                                                                                             |
| 9.    | Address and e-mail of the liquidator, as registered with the Board                 | Office 10, Centre Point, 1 <sup>st</sup> Floor, World Trade Centre, Centre-1 Building, Cuffe Parade, Mumbai, Maharashtra – 400005<br><b>Email ID:</b> kamaljadwani@gmail.com                                                                                                          |
| 10.   | Address and e-mail to be used for correspondence with the liquidator               | Office 10, Centre Point, 1 <sup>st</sup> Floor, World Trade Centre, Centre-1 Building, Cuffe Parade, Mumbai, Maharashtra – 400005<br><b>Email ID:</b> cirp.rbel@gmail.com                                                                                                             |

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench, Court-1 has ordered the commencement of liquidation of the Rohtas Bio Energy Limited in IA/ILB.CJ/2270 (MB)2026 in C.P. (ILB)302(MB)2026, on 08.06.2026 (The Order Copy came to knowledge of Liquidator on 19.06.2026).

**Sd/-**  
**CA KAMAL KUMAR JADHAVI**  
Liquidator of Rohtas Bio Energy Limited (RBEL)  
IBBI/PA-001/1P-P-02786/2022-2023/14259  
(AFA Valid up to 30-06-2027)

Date: 20.06.2026  
Place: Mumbai

## PUBLIC NOTICE

This is to inform to the public that the piece and parcel of Non-Agricultural, freehold land bearing S. No.43/B/Plot No./52, Area Adm. 10.52.67 Sq.Mtrs. Assessment 158.00(Rs.Ps.), situated at Village BHANU, Tal.Vasai, Dist.Palghar, along with the existing construction standing thereon, belongs to Mrs.Bhakti Dattatraya Nikanth having address at Vaghnar Road, 1st Floor, Room No. 109, K. L. Borkar Marg, Ghodapada, Tank Road, Mumbai-400033. The said Mrs.Bhakti Dattatraya Nikanth intend to develop the said land and for that they proceed/applied at Vasai-Virar Municipal Corporation to obtained necessary permission for the said development and construction. Any person/individual having any claim or objection in respect of development of above mentioned land, shall send their claim/objection in writing to Puja D. Pati Advocate having Office address at 210, 2 floor Shubham Shopping Complex, Sector-8, Vasant Nagar, Vasai(E), Tal.Vasai, Dist.Palghar (W) 401208, within 14 days from the publication of this notice with strictly documentary evidence and other proofs in support of his/her/their claims objections failing which, the claim and/or objection, if any, of such persons, will be considered to have been waived, released, relinquished and/or abandoned.

**Sd/-**  
Adv. Puja D. Pati  
Place : Vasai

Dated: 20/06/2026

## PUBLIC NOTICE

NOTICE is hereby given that Shri Sanjiv Khadavel, having his residence at 101, Ponorama Building Umrna, Near Anthony Chapel, Salvador- Do- Mundo, North Goa, Goa- 403 101, is negotiating with my clients to sell the property more particularly described in the **Schedule** hereunder written (hereinafter referred to as "**the said Premises**").

All persons having any claim against or in respect of the said Premises or any part thereof by way of sale, mortgage, exchange, agreement, contract, succession, charge, license, tenancy, lease, lien, inheritance, gift, trust, maintenance, possession, easement, right of residence, occupancy rights or otherwise, are hereby requested to make the same known in writing along with documentary proof to the undersigned at her office at 410, Apeejay House, 130 Mumbai Samachar Marg, Fort, Mumbai 400001 within 14 days from the date of publication hereof, failing which, any such claims shall be disregarded and shall deemed to have been waived and/or abandoned.

**SCHEDULE**

Flat No. 4, 16th Floor, "**Sea Lord Apartments 'A' Wing**" situate at Cuffe Parade Sea Lord Co-operative Housing Society Ltd., 117, Cuffe Parade, Mumbai- 400005 admeasuring about 1632 sq. ft. (151.67 sq. mtrs.) or thereabouts built-up area with a garage

Dated this 20th day of June2026

Place: Mumbai

**Sd/-**  
**Ms Sutapa Saha**  
Advocate



## LIC HOUSING FINANCE LIMITED

4<sup>th</sup> Floor, Jeevan Prakash Building, PM Road, Fort, Mumbai - 400 001

### DEMAND NOTICE

Under Section13(2) of Securitization And Reconstruction Of Financial Assets and Enforcement of Security Interest Act 2002) (SARFAESI Act, 2002)

Notice is given to you the below-mentioned Notices at Sr. No. 1 & 2 that the envelopes containing the notice issued by the Authorized Officer of LIC Housing Finance Ltd. ('LICHFL') u/s 13(2) of the SARFAESI Act by Regd. Post A/D, have been returned undelivered by the Postal authorities for reasons mentioned thereon.

Notice is therefore hereby served to you Notices vide Rule 3 of the Security Interest (Enforcement ) Rules, 2002 that you had availed housing loans mentioned against your names below end on account of defaults committed by you in payment of the EMIs (composing of principal and interest), 'Accounts have been classified as 'Non performing Assets' in accordance with the guidelines issued by Reserve Bank of India as such you Notices are hereby called upon to pay the entire outstanding amount mentioned in column 6 against t you Notices's name together with further interest till payment within 60 days from the publication of this notice, failing which LICHFL shall take possessions of the secured (mortgaged) assets under the provisions of the SARFAESI Act with right to transfer by way of sale, lease and to appoint any person to manage the said assets without prejudice to any other remedy available to LICHFL. The amounts realized from exercising the powers as above will firstly be applied to wards all costs, charges and expenses which are incurred and expenses incidental thereto and secondly applied towards discharge of dues as mentioned against you Notices names below with contractual interest till the date of actual realization and residue if any shall be paid to you after the entire dues of LICHFL are recovered in full, if the dues are not fully recovered with the proceeds in the course of exercise of the said powers against the secured assets, we reserve outright to proceed against you before DRT/Courts for recovery of balance amount of dues along with all other incidental expenses. The undersigned is the duly authorized officer to issue this notice and exercise powers u/s 13 as aforesaid. This public notice is to be treated as notice u/s 13(2) of the SARFAESI Act, 2002.

| Sr No | Loan Account No.            | Name Of Borrowers                                                                               | Description Of Secured Asset.                                                                                                                                                                                                                           | Demand Notice Issue Date | Loan Availed (disbursed)          | O/s Amt. as on Demand.I.e total o/s amt. |
|-------|-----------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|------------------------------------------|
| 1     | 610100006222                | Mr/Mrs. Seema Sheshdhar Pal & Mr/Mrs. Sheshdhar Nanku Pal                                       | Flat No. C/103, 1st Floor, Vraj Vaibhav Chsl, Shiv Vallabh Cross Road, Rawalpada, Dahisar (East), Mumbai, Maharashtra-400 068                                                                                                                           | 10-Jun-26                | Rs.69,99,000.00                   | Rs.70,48,751.81                          |
| 2     | 610400006537                | Mr/Mrs. Prashant Prakash Salaskar & Mr/Mrs. Sushmita Santosh Chavhan                            | Flat No. F/301, 3rd Floor, Venice Chsl, Building No. 60, Mohak City, Survey No. 338, Hissa No. A/2, Virar (East), District Palghar, Maharashtra– 401 305                                                                                                | 10-Jun-26                | Rs.31,00,000.00                   | Rs.30,89,299.54                          |
| 3     | 611000009422                | Mr/Mrs. Ashoka Kumar Singh & Mr/Mrs. Usha Kumari                                                | Flat No. 208, 2nd Floor, A-Wing, Srishri Vihar, Survey No. 68, Hissa No.1, Gundge Village, Karjat, District Raigad, Maharashtra– 410 201                                                                                                                | 10-Jun-26                | Rs.23,30,000.00                   | Rs.22,86,869.28                          |
| 4     | 611900003432 & 611900003537 | Mr/Mrs. Pramod Nivrutti Garud & Mr/Mrs. Vrunda Pramod Garud                                     | Flat No.1604,16th Floor, B-Wing, Building No. 5, Mhada Scheme Code No. 353,Mhada Colony, Cts No.145, Gavanpada, Mulund (East), Mumbai, Maharashtra-400 081                                                                                              | 10-Jun-26                | Rs.21,43,577.00 & Rs.10,01,000.00 | Rs.21,66,632.33 & Rs.6,75,680.35         |
| 5     | 6001110001969               | Mr/Mrs. Anthony Savio Carvalho & Mr/Mrs. Celina Antonio Carvalho                                | Flat No. A- 205, 2nd Floor, Koyina Empire, Shaligram Township, Survey No. 140, Umroli (East), Mouje Padghe, Taluka Palghar, District Thane, Maharashtra- 401 400                                                                                        | 10-Jun-26                | Rs.11,25,000.00                   | Rs.11,14,559.94                          |
| 6     | 6001220000396               | Mr/Mrs. Nasir Musa Patel                                                                        | Flat No.c-101, 1st Floor, Unique Chsl, Gulshan Complex, Cts No. 932, 932 1 2, Khan Abdul Masjid Marg, Kurla, Mumbai, Maharashtra– 400 070                                                                                                               | 10-Jun-26                | Rs.39,80,000.00                   | Rs.37,48,024.49                          |
| 7     | 22430703921                 | Mr/Mrs. Prasad Subhash Sadvilkar                                                                | Flat No. 303, 3rd Floor, Dhara Residency, Plot No. 29, Sector 22, Kamothe, Taluka Panvel, District Raigad, Maharashtra– 410 206                                                                                                                         | 10-Jun-26                | Rs.13,50,000.00                   | Rs.7,58,320.28                           |
| 8     | 22960107324                 | Mr/Mrs. Palkar Sanjay Shanker                                                                   | Flat No. 403, 4th Floor, Shree Vinayak Chsl, Plot No.7a, Sector 4, Sanpada, Navi Mumbai, Maharashtra– 400 705                                                                                                                                           | 10-Jun-26                | Rs.15,60,000.00                   | Rs.7,51,814.60                           |
| 9     | 610100000115                | Mr/Mrs. Chaudhari Ishwar & Mr/Mrs. Archana Laxman Bonde                                         | Flat No.304,3rd Floor, Vijay Nagari Annex Iii, Building No. 29, Survey No.133, 135/1 To 4,138/3, Off Ghodbunder Road, Waghbil Naka, District Thane, Maharashtra-400 601                                                                                 | 10-Jun-26                | Rs.45,00,000.00                   | Rs.20,63,625.42                          |
| 10    | 610100008762                | Mr/Mrs. Khisma Ram & Mr/Mrs. Mamta                                                              | Flat No. C/2, Ground Floor, Asopalav Chsl, Kasturi Park, Survey No. 32, 45, Hissa No. 8, 10, Navghar Road, Bhayander (East), District Thane, Maharashtra– 401 105                                                                                       | 10-Jun-26                | Rs.30,50,000.00                   | Rs.30,67,729.52                          |
| 11    | 610400003072                | Mr/Mrs. Jayesh Laxman Bhandare & Mr/Mrs. Laxman Vishnu Bhandare                                 | Flat No. 205, 2nd Floor, Marigold Building, Jai Mata Di Complex, Survey No. 10/1/1/2 B, Kasheli, Bhiwandi, District Thane, Maharashtra– 421 302                                                                                                         | 10-Jun-26                | Rs.29,89,500.00                   | Rs.21,13,540.91                          |
| 12    | 610400005119                | Mr/Mrs. Prasad Prakash Nakashe & Mr/Mrs. Sangeeta Ramesh Dalbhanjan                             | Flat No. 305, 3rd Floor, A-Wing, Shashwat Park, Cts No. 12 (Part), Tembi Pada Road, Shivaji Nagar, Bhandup (West), District Thane, Maharashtra-400 078                                                                                                  | 10-Jun-26                | Rs.39,00,000.00                   | Rs.46,82,952.17                          |
| 13    | 610500007337                | Mr/Mrs. Santosh Gulab Gaikwad                                                                   | Flat No. 501, 5th Floor, A- Wing, Dharmaji Palace, Survey No. 131, Hissa No.7, Cts No. 9377, Ambarnath (East), Mouje Ambarnath, Taluka Ambarnath, District Thane, Maharashtra– 421 501                                                                  | 10-Jun-26                | Rs.16,00,000.00                   | Rs.16,552,43.51                          |
| 14    | 610500013471                | Mr/Mrs. Priyanka Prathamesh Parab & Mr/Mrs. Prathamesh Madan Parab                              | Flat No. 201, 2nd Floor, C-Wing, Aquiris Project Metropolis, Phase 1, Survey No. 2/23, 2/26, 4/5, G.b. Road, Village Wadavali, District Thane, Maharashtra– 400 706                                                                                     | 10-Jun-26                | Rs.54,97,669.00                   | Rs.54,561,31.74                          |
| 15    | 610700004508                | Mr/Mrs. Sujit Pandurang Gaikwad & Mr/Mrs. Shweta Sujit Gaikwad                                  | Flat No. 1008, 10th Floor, B-Wing, Jasmine Phase 2, Vrindavan Flora, Building No.1, Behind Gurudwara, Survey No. 17/1, Gut No. 17, Hissa No.1, Village Chambhari, Taluka Khalapur, District Raigad, Maharashtra– 410 222                                | 10-Jun-26                | Rs.38,00,000.00                   | Rs.36,88,516.59                          |
| 16    | 610900007234                | Mr/Mrs. Janki Manohar Satpute & Mr/Mrs. Mahesh Manohar Satpute & Mr/Mrs. Kavita Babarao Ramteke | Flat No. 401, 4th Floor, E-Wing, Ghar Angan Phase 1, Ganesh Mandir Road, Survey No. 223, Hissa No. 2 (Part), Titwala (East), District Thane, Maharashtra– 421 301                                                                                       | 10-Jun-26                | Rs.12,00,000.00                   | Rs.1,61,846.67                           |
| 17    | 610900008607                | Mr/Mrs. Sandeep Singh & Mr/Mrs. Niraj Sandeep Singh                                             | Flat No. 203, 2nd Floor, A- Wing, Satyam Building, Vrundavan Vihar Complex, Chintamani Chwok, Survey No. 170, Hissa No.1/3, 1/ 4 And 1/6, Badlapur, Taluka Ambarnath, District Thane, Maharashtra– 421 504.                                             | 10-Jun-26                | Rs.22,00,000.00                   | Rs.19,37,529.69                          |
| 18    | 611000005413                | Mr/Mrs. Dinesh Bhaskar Chinnadore                                                               | Flat No. 303, 3rd Floor, Aadil Corner, Plot No. 98, 99, Sector 50, Nerul, Maharashtra– 400 706                                                                                                                                                          | 10-Jun-26                | Rs.55,00,000.00                   | Rs.65,04,365.92                          |
| 19    | 611000007169                | Mr/Mrs. Jagdish Kashinath Nikam & Mr/Mrs. Seema Jagdish Nikam                                   | Flat No. H- 204, 2nd Floor, H- Wing, Galaxy City, Survey No. 66, Hissa No. 1/2/3/4/B, Survey No. 67, Hissa No.3, Village Jite, Taluka Karjat, District Raigad, Maharashtra– 410 102                                                                     | 10-Jun-26                | Rs.15,00,000.00                   | Rs.8,16,401.39                           |
| 20    | 611000009680                | Mr/Mrs. Prashant Ramesh Chavhan & Mr/Mrs. Prili Chavhan                                         | Flat No. 1703, 17th And 18th Floor, Yash Enclave, Building No. 3, Old Survey No. 341, Hissa No.4, New Survey No. 78, Shivaji Nagar, Dombivli (West), Taluka Kalyan, District Thane, Maharashtra– 421 201                                                | 10-Jun-26                | Rs.1,70,55,250.00                 | Rs.1,63,69,349.41                        |
| 21    | 611000010388                | Mr/Mrs. Kunal Surendra Kocharekar & Mr/Mrs. Kalpita S. Kocharekar                               | Flat No. 1301, 13th Floor, Ambar Vista Vertical Phase 2, Old Survey No. 91/2, New Survey No. 25/2, Mouje Kanchangaon, Dombivli (East), Taluka Kalyan, District Thane, Maharashtra– 421 201                                                              | 10-Jun-26                | Rs.42,00,000.00                   | Rs.41,19,934.58                          |
| 22    | 611100004507                | Mr/Mrs. Sulabha Sadanand Pawar & Mr/Mrs. Roshan Sadanand Pawar                                  | Flat No. D- 301, 3rd Floor, Star Sheraton Building No.2, Y. K. Nx, Near Expert International School, Survey No. 347a, Hissa No. 6, 7, 8, Mouje Bolinj, Virar (West), District Palghar, Maharashtra– 401 303                                             | 10-Jun-26                | Rs.38,95,000.00                   | Rs.39,76,187.87                          |
| 23    | 611800002139                | Mr/Mrs. Pramod Bhaskarrao Rathod                                                                | Plot No. 27-A, Survey No. 81/2, Kanchan Vihar, Mouje Peth Amravati, Pragane Amravati, District Amravati, Maharashtra– 444 604                                                                                                                           | 10-Jun-26                | Rs.24,85,000.00                   | Rs.23,10,223.17                          |
| 24    | 612200002848                | Mr/Mrs. Mahendra Popatrao Jadhav & Mr/Mrs. Manisha Mahendra Jadhav                              | Flat No. 803, 8th Floor, Sahyadri Building, Building No. 1/E, Cts No. 749, 8/716, Elphinstone Mill Compound, Bhogale Marg, Mazgaon Vibhag, Mazgaon, Mumbai, Maharashtra– 400 010                                                                        | 10-Jun-26                | Rs.23,71,656.94                   | Rs.25,00,000.00                          |
| 25    | 612300001831                | Mr/Mrs. Rajesh N. Lalchandani & Mr/Mrs. Simran Rajesh Lalchandani                               | Flat No. 302, 3rd Floor, Mayur Residency, Cts No. 11604, Sheet No. 39, Barrack No. 716, Room No.1, Ulhasnagar- 2, District Thane, Maharashtra– 421 001                                                                                                  | 10-Jun-26                | Rs.48,00,000.00                   | Rs.45,85,281.17                          |
| 26    | 612300003274                | Mr/Mrs. Rasik Tulsiram Prajapati                                                                | Flat No. 102, 1st Floor, Building No. 19 C, Sanjeevani Sra Sahkari Grhirmnran Sanstha, Cts No. 11, Sangharsh Nagar, Chandivali Farm Road, Andheri (East), Mumbai, Maharashtra– 400 072                                                                  | 10-Jun-26                | Rs.43,99,686.00                   | Rs.43,91,616.65                          |
| 27    | 612300003479                | Mr/Mrs. Vaibhav Pralhad Manwar & Mr/Mrs. Anita Vaibhav Manwar                                   | Flat No. 1108, 11th Floor, A-Wing, Paradise Park Phase-1, Survey No. 41, Hissa No.7, Mouje Belvali, Badlapur (East), Taluka Ambarnath, District Thane, Maharashtra-421 503                                                                              | 10-Jun-26                | Rs.15,75,000.00                   | Rs.12,86,445.62                          |
| 28    | 613000000622 & 613000000553 | Mr/Mrs. Baba Maroti Meshram                                                                     | 14, Survey No. 109, Zone No. 9, Mauza Gadchandur, Tahsil Korpana, District Chandrapur, Maharashtra– 442 908                                                                                                                                             | 10-Jun-26                | Rs.14,75,000.00 & Rs.11,81,000.00 | Rs.9,98,668.68 & Rs.12,75,342.04         |
| 29    | 6001040000835               | Mr/Mrs. Sachin Mahadev Wani                                                                     | Flat No.401,4th Floor, Building No. 2, Rose Deep Garden Chsl,Plot No.1, Survey No. 125&128, 129, Plot No.8, Near Claridges High School, Laxmiben Chudya Marg, Nallasopara (West), Village Nilemore, Taluka Vasai, District Palghar, Maharashtra-401 203 | 10-Jun-26                | Rs.17,97,000.00                   | Rs.17,87,803.32                          |
| 30    | 6001040000835               | Mr/Mrs. Hasmukh Soma Solanki                                                                    | Flat No. 002, Ground Floor, Gurukrupa Niwas, Sunteck Westworld, Survey No. 101, Hissa No. 8a, Majiwada, Thane (West), District Thane, Maharashtra– 400 601                                                                                              | 10-Jun-26                | Rs.40,48,000.00                   | Rs.41,38,211.70                          |
| 31    | 6001090002962               | Mr/Mrs. Sagar Prabhakar Kadam & Mr/Mrs. Prabhakar Nagesh Kadam & Mr/Mrs. Sakshi Sagar Kadam     | Flat No. 503-A, 5th Floor, Ram Leela Chsl, Cts No. 1900, Sub Plot No.1, Survey No. 25, Hissa No. 1, Gut No. 70, Mouje Korli, District Thane, Maharashtra– 400 603                                                                                       | 10-Jun-26                | Rs.36,00,000.00                   | Rs.36,64,985.15                          |
| 32    | 6001210001381               | Mr/Mrs. Sujata Dnyanoba Chougule & Mr/Mrs. Pravinkumar Jagannath Kurhade                        | Flat No. 101, 1st Floor, Neelkanth Vishwa Chsl, D- Wing, Survey No. 139/0, Usarli Khurd, Taluka Panvel, District Raigad, Maharashtra– 410 206                                                                                                           | 10-Jun-26                | Rs.47,96,000.00                   | Rs.48,79,137.00                          |
| 33    | 6001230000189               | Mr/Mrs. Laxmi Jugal Sharma                                                                      | Flat No. 1202, 12th Floor, Wing-J, Rustonjee's Virar Avenue, L1, L2 And L4, Wing I And J, Survey No. 5/1, 5/2, 5/3, 5/4, 5/5a, 5/5b, 5/5c, 5/5d, 5/5e, 5/6, 5/7, 5/8, Global City, Virar (West), Village Dongre, District Palghar, Maharashtra– 401 303 | 10-Jun-26                | Rs.48,57,400.00                   | Rs.48,16,678.20                          |
| 34    | 6003300000780               | Mr/Mrs. Baban Ramkrishna Sakpal & Mr/Mrs. Namrata B. Sapkal                                     | Flat No. 111-A, 1st Floor, Building No. A, Aditya Complex, Plot No. 21, Sector 7, Kamothe, Navi Mumbai, District Raigad, Maharashtra– 410 209                                                                                                           | 10-Jun-26                | Rs.44,21,760.00                   | Rs.45,21,538.75                          |

Date : 20.06.2026  
Place : Mumbai

**Authorised Officer**  
**LIC HOUSING FINANCE LIMITED**



## SYMBOLIC POSSESSION NOTICE

Branch office: ICICI Bank Ltd., BP-4, Technopolis Building, 4th Floor, Sector V, Salt Lake City, Kolkata West Bengal - 700091  
CIN No: L65190GJ1994PLC021012, [www.icicibank.com](http://www.icicibank.com)

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

| Sr. No. | Name of the Borrower(s)/ Loan Account Number                                                                                                                                                                                 | Description of Property/ Date of Symbolic Possession | Date of Demand Notice/ Amount in Demand Notice (Rs) | Name of Branch |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|----------------|
| 1.      | Jayasree Ghosh/ Magnolia Melody, Flat 2C, 2nd Floor, R.S. & L.R. Dag No. 190, Khatian Nos. 6 & 1264, Present L.R. Khatian Nos. 3189 & 3205, J.L. No. 31, R.S. No. 53, Touzi No. 10, Rajarhat Bishnupur II No. Gram Panchayat |                                                      |                                                     |                |







