

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL  
PRINCIPAL BENCH, NEW DELHI  
ORIGINAL APPLICATION NO. 10/2023**

**IN THE MATTER OF:**

**PUJA KUMAR**

**...APPLICANT**

**VERSUS**

**ANSAL API & ORS.**

**...RESPONDENTS**

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**FILED BY**



**MALAK BHATT/NEEHA NAGPAL  
ADVOCATES FOR RESPONDENT NO.1  
C-7, GROUND FLOOR, NIZAMUDDIN EAST,  
NEW DELHI 110013  
E: [malak@malakbhatt.com](mailto:malak@malakbhatt.com) | M: +919650592002**

**NEW DELHI  
29.05.2024**

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL  
PRINCIPAL BENCH, NEW DELHI  
ORIGINAL APPLICATION NO. 10/2023**

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**PUJA KUMAR**

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**VERSUS**

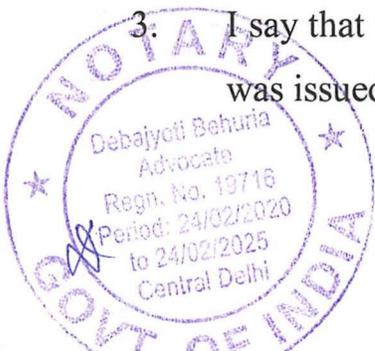
**ANSAL API & ORS.**

**...RESPONDENTS**

**ADDITIONAL AFFIDAVIT ON BEHALF OF RESPONDENT NO.1**

I, Fanishwar Nath Rai, aged about 68 years, S/o Lt. Sh. JD Rai, being the Authorized Representative of Respondent No.1, Ansal API having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001, do hereby solemnly state and affirm as under:

1. That I am the Authorized Signatory/Representative of Respondent No.1 in the captioned matter vide Board Resolution dated 03.11.2021.
2. That vide Order dated 28.05.2024 in the captioned matter, the Hon'ble Bench had sought information on the following aspects: i) Regarding date on which Consent to Operate was issued, ii) Status of requisite conditions of EC, iii) When first possession was allotted in the Project. Accordingly, in compliance of Order dated 28.05.2024 passed by the Hon'ble Bench, the information is being furnished as follows:
3. I say that with regard to the dates on which Consent to Operate ("CTO") was issued in favor of Respondent No.1, the information is as follows:

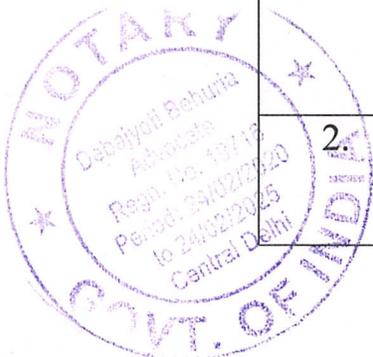


S. No	Particulars	Date of issuance	Validity
1.	First CTO	26.05.2014	15.04.2014 to 31.12.2015
2.	Second CTO <i>[Note*- Renewal was done after a 4-year gap, Fees for the same paid on 04.02.2019 amounting to Rs. 2,50,000 each for Air and Water].</i>	18.02.2019	05.11.2018 to 31.12.2020
3.	Third CTO Renewal	27.08.2021	24.03.2021 to 31.12.2022
4.	Fourth CTO Renewal <i>[Note- Penalty imposed for period of 01.01.2023-31.12.2023]</i>	01.02.2024	01.02.2024 to 31.12.2024

True Copies of the CTO issued in favour of Respondent No.1 are marked and annexed herewith as **Annexure A-1 (Colly)**.

4. I say that with regard to the compliance of obtaining Environment Clearance (“EC”) for the project, the information is as follows:

S.No	Particulars	Date of Issuance
1.	First EC for gross area of 1967 acres	<b>06.06.2007</b> <i>[Annexed as Annexure R-3 @Pg. 24 of Additional Reply filed on behalf of Respondent No.1]</i>
2.	Second EC was obtained after approval of second	<b>09.06.2011</b>



DPR for extension on 18.05.2010 for the extended area of 1765 acres	<i>[Annexed as Annexure R-4 @Pg. 29 of Additional Reply filed on behalf of Respondent No.1]</i>
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5. I say that after expiry of the EC in 2018 and the Layout Plan in 2017, Respondent No.1 has not carried out any construction activity. The proposed plan was to develop an area of 6465 acres however only 3530 acres was being developed and the balance 2935 acres was to be developed in the last and final phase.

6. I say that owing to land availability issues, Respondent No.1 proposed to reduce the area to 4655 acres from 6465 acres and accordingly applied for revised DPR for reduced area. I say that the same was approved on 20.10.2022 & received vide Letter Dated 06.04.2023 after which Respondent No.1 applied for EC on 25.10.2023. I say that in this regard, a meeting of the State Expert Appraisal Committee (“SEAC”) was held on 09.11.2023, wherein Respondent No.1 has been called upon to submit information which is under process *[See Annexure R-5 @Pg. 34 of Additional Reply filed on behalf of Respondent No.1].*

7. I say that the first offer of possession in the Project for ‘Santushti Enclave Project’ was made vide Letter dated 25.04.2019 in favour of Mr. Madan Gopal Mishra.

True Copy of Letter dated 25.04.2019 is marked and annexed herewith as **Annexure A-2.**



8. I say that the first offer of possession for plot in Sushant Golf City Township was made vide Letter dated 29.08.2019 in favour of Ms. Bindu Devi.

True Copy of Letter dated 29.08.2019 is marked and annexed herewith as **Annexure A-3.**

9. I say that the contents of the present Affidavit have been stated by me in an official capacity based on and derived from official records maintained by the Company and nothing material has been concealed therefrom.

for Ansal Properties & Infrastructure Ltd

*For Bindu*  
**DEPONENT**

**VERIFICATION**

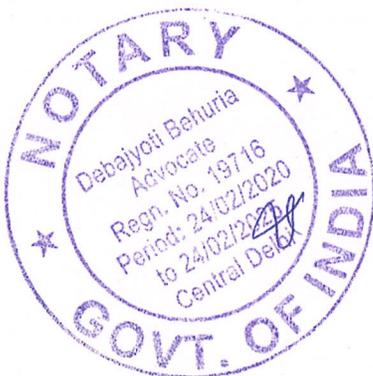
**29 MAY 2024**

Verified on this day \_\_\_\_\_ at \_\_\_\_\_ that the contents of Paragraphs 1 to 9 are true and correct to the best of my knowledge and belief and based on information derived from records maintained by the Company. No part of it is false and nothing material has been concealed therefrom.

for Ansal Properties & Infrastructure Ltd

*For Bindu*  
Authorised Signatory

**DEPONENT**



**29 MAY 2024**

**ATTESTED**  
DEBAJYOTI BEHURIA  
NOTARY  
GOVT. OF INDIA  
CENTRAL DELHI  
Regn. No. 19716

**ATTESTED**  
DEBAJYOTI BEHURIA  
NOTARY  
GOVT. OF INDIA  
CENTRAL DELHI  
Regn No 19716



उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड,  
टी.सी. - 12, वी, विगूति खण्ड,  
गौमती नगर, लखनऊ

केवल सरिता/भूमि में निस्तारण के लिए  
वर्तमान/बदली हुई क्षमता के लिए

फार्म XV

सहमति आदेश पत्र

संख्या 606/सी-5/सहमति जल-80/2014 लखनऊ, दिनांक-26-5-14

विषय : मैसर्स अन्सल एपीआई, सुशान्त गौल्फ सिटी, शहीद पथ, सुल्तानपुर रोड, लखनऊ को जल (प्रदूषण निवारण तथा नियंत्रण) अधिनियम, 1974 की धारा-25/26 के अन्तर्गत उत्प्रेषण निस्तारण हेतु सहमति।

संदर्भ : आवेदन पत्र संख्या-

दिनांक 02.08.2014

1. जल संचयन का सीजन में या भूमि पर बाह्यश्रावण के निस्तारण के लिए जल (प्रदूषण निवारण तथा नियंत्रण) अधिनियम, 1974 जिससे आगे उक्त अधिनियम कटा गया है, के अधीन सहमति प्राप्त करने के लिए समर्युक्त आवेदन पत्र के निर्देश में, मैसर्स अन्सल एपीआई, सुशान्त गौल्फ सिटी, शहीद पथ, सुल्तानपुर रोड, लखनऊ को उसके परिसर से निकलने वाले उसके धरेंलू नगर पालिका/औद्योगिक बहिःश्रावण के स्थानीय सरिता/नदी/कुएँ में/भूमि पर निस्तारित करने के लिए अनुलग्नक में उल्लिखित समान्य और विशेष शर्तों के अनुसार बोर्ड द्वारा प्राधिकार दिया गया है।

2. यह सहमति दिनांक-02.08.2014 से दिनांक-31.12.2014 तक की अवधि के लिए मान्य है।

3. इस सहमति आदेश में अंकित प्रावधानों तथा सहमति शर्तों को छोड़ें हुए भी, उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड, लखनऊ जल (प्रदूषण निवारण तथा नियंत्रण) अधिनियम, 1974 की धारा-25/26 में तथा इसके संशोधित अधिनियम, 1978 की धारा-27(2) के अन्तर्गत उचित किसी भी/किसी शर्तों में पुनः विचार करने या संशोधन के लिए अधिनियम के अनुसार जो अधिकार व शक्ति बोर्ड आरक्षित रखती है। उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड के लिए और सरकारी जा. से।

  
21/5/14

मुख्य पर्यावरण अधिकारी

पृष्ठ-5



CONSENT ORDER

Ref No. -  
37353/UPPCB/Lucknow(UPPCBRO)/CTO/air/LUCKNOW/2018

Dated : 18/02/2019

To ,

Shri VINEET SRIVASTAVA  
M/s ANSAL PROPERTIES AND INFRASTRUCTURE LTD  
2nd Floor Shopping Square -II, Sector -D, Sushant Golf City Sultanpur Road Lucknow  
,LUCKNOW,226030  
LUCKNOW

Sub : Consent under section 21/22 of the Air (Prevention and control of Pollution) Act, 1981 (as amended) to M/s. ANSAL PROPERTIES AND INFRASTRUCTURE LTD

Reference Application No. 3484358

Dated : 18/02/2019

1. With reference to the application for consent for emission of air pollutants from the plant of M/s ANSAL PROPERTIES AND INFRASTRUCTURE LTD. under Air Act 1981. It is being authorised for said emissions, as per the standards, in environment, by the Board as per enclosed conditions .
2. This consent is valid for the period from 05/11/2018 to 31/12/2020 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 21 (6) of the Air (Prevention and Control of Pollution) Act, 1981 as amended.  
This consent is being issued with the permission of competent authority .

For and on behalf of U.P. Pollution Control Board

PRAMOD KUMAR AGARWAL Digitally signed by PRAMOD KUMAR AGARWAL  
Chief Environmental Officer, Circle-5, UPPCB. Date: 2019.02.18 16:44:09 +05'30'

Enclosed : As above  
(condition of consent):

Copy to: Regional Officer, UPPCB, Lucknow.

PRAMOD KUMAR AGARWAL Digitally signed by PRAMOD KUMAR AGARWAL  
Chief Environmental Officer, Circle-5, UPPCB. Date: 2019.02.18 16:44:09 +05'30'

**CONDITIONS OF CONSENT**

1. This consent is valid only for the approved production capacity of Group Housing Project .
- 2(a) . The maximum rate of emission of flue gas should not be more than the emission norms for the stacks.

<b>Air Pollution Source Details</b>					
<b>S.No</b>	<b>Air Pollution Source</b>	<b>Type of Fuel</b>	<b>Stack No.</b>	<b>Parameters</b>	<b>Height</b>
1	500 KVA DG set	Diesel	1	Particulate Matter	as per standards
2	500 KVA DG set	Diesel	2	Particulate Matter	as per standards
3	500 KVA DG set	Diesel	2	Particulate Matter	as per standards
4	250 KVA DG set	Diesel	4	Particulate Matter	as per standards
5	250 KVA DG set	Diesel	5	Particulate Matter	as per standards
6	250 KVA DG set	Diesel	6	Particulate Matter	as per standards
7	250 KVA DG set	Diesel	7	Particulate Matter	as per standards
8	320 KVA DG set	Diesel	8	Particulate Matter	as per standards
9	125 KVA DG set	Diesel	9	Particulate Matter	as per standards
10	62.5 KVA DG set	Diesel	10	Particulate Matter	as per standards

- 2(b) . The emissions by various stacks into the environment should be as per the norms of the Board .

<b>Emission Quality Details Detail</b>			
<b>S.No</b>	<b>Stack No</b>	<b>Parameter</b>	<b>Standard</b>

- 3 . Quantity of other pollutants should also be as per the norms prescribed by the Board/MOEF & CC/or otherwise mandatory .
- 4 . The equipment for air pollution control system and monitoring ,as proposed by the industry and approved by the Board should be installed in their premises itself .
- 5 . The modification or installation in the existing pollution control equipments should be done only by prior approval of Board .
- 6 . The operation of air pollution control system and maintenance be done in such a way that the quantity of pollutants should be in accordance with the standards prescribed by the Board/MoEF & CC/or otherwise mandatory .
- 7 . Unit should do provisions for fugitive emissions chimney/stack as per the norms of the Board/MOEF & CC/or otherwise mandatory .
- 8 . The unit should submit the stack emissions monitoring report within one month from issuance of consent order along with the point wise compliance report of the consent order . Further quarterly monitoring report should be submitted .

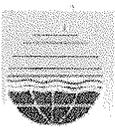
**Specific Conditions:**

- 471
- 8
1. This consent is valid for the "Group Housing Project" Shushant Golf City, Hi tech township, mother Part lucknow of M/S Ansal Properties and Infrastructure Ltd. In Case of any changes, enhancement etc., No Objection Certificate shall be obtained from the Board.
  2. Ambient air quality of the area shall be monitored on quarterly basis and report be submitted to the Board.
  3. Noise and emission level from the DG sets installed of 3X500 KVA, 4 X 250 KVA ,1 X 320 KVA, 1 X 125 KVA and 1 X 62.5 KVA capacity shall be within the prescribed norms.
  4. The Order issued by Hon'ble Courts/Hon'ble NGT, MoEF & CC, Central Pollution Control Board, U.P. Pollution Control Board, shall be complied with.
  5. Generated hazardous waste shall be stored temporarily in the premises and disposed off through authorized TSDF after obtaining the authorization from the Board.
  6. The project shall submit the latest copy of Audited Balance Sheet/C.A. Certificate (Fixed Assets+ Current Assets - Current Liabilities) so that the Consent fee payable by the industry may be verified.
  7. The project shall comply with the conditions of Environmental Clearance dated 06.09.2018 issued by Ministry of Environment, Forest and Climate Change Government of India.
  8. The project shall comply with the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended, Plastic Waste Management Rules 2016, E- Waste (Management) Rules 2016, Solid Waste Management Rules 2016 & Hazardous and other Waste (Management and Transboundary Movement) Rules 2016 (Whichever is applicable)
  9. The project shall develop green belt as per the Protocol attached with Board's office order H 16405 /220/2018/02 dated 16-2-2018, which is available on the Board's website- [www.uppcb.com](http://www.uppcb.com).
  10. If closure order is issued by CPCB or UPPCB against any defaulting unit, then CTO issued earlier will remain suspended during the closure period and after ensuring the compliance and after revocation of closure order, the CTO will automatically be effective from the date of issuance of closure order revocation, with additional conditions mentioned in the closure revocation order.

**Issued with the permission of competent authority .**

**For and on behalf of U.P. Pollution Control Board .**

PRAMOD KUMAR AGARWAL Digitally signed by PRAMOD KUMAR AGARWAL  
Date: 2019.02.18 16:44:24 +05'30'  
**Chief Environmental Officer, Circle-5, UPPCB.**



CONSENT ORDER

Ref No. -  
37369/UPPCB/Lucknow(UPPCBRO)/CTO/water/  
LUCKNOW/2018

Dated : 18/02/2019

To ,

Shri VINEET SRIVASTAVA  
M/s ANSAL PROPERTIES AND INFRASTRUCTURE LTD  
2nd Floor Shopping Square -II, Sector -D, Sushant Golf City Sultanpur Road Lucknow  
,LUCKNOW,226030  
LUCKNOW

**Sub :** Consent under Section 25/26 of The Water (Prevention and control of Pollution) Act, 1974 (as amended) for discharge of effluent to M/s. ANSAL PROPERTIES AND INFRASTRUCTURE LTD

Reference Application No :3485825

Dated :18/02/2019

1. For disposal of effluent into water body or drain or land under The Water (Prevention and control of Pollution) Act,1974 as amended (here in after referred as the act ) M/s. ANSAL PROPERTIES AND INFRASTRUCTURE LTD is hereby authorized by the board for discharge of their industrial effluent generated through ETP for irrigation/river through drain and disposal of domestic effluent through septic tant/soak pit subject to general and special conditions mentioned in the annexure ,in refrence to their foresaid application .
2. This consent is valid for the period from 05/11/2018 to 31/12/2020 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 27(2) of the Water (Prevention and Control of Pollution) Act, 1974 as amended .

This consent is being issued with the permission of competent authority .

**For and on behalf of U.P. Pollution Control Board**

PRAMOD KUMAR AGARWAL Digitally signed by PRAMOD KUMAR AGARWAL  
Date: 2019.02.18 19:02:29 +05'30'  
**Chief Environmental Officer, Circle-5, UPPCB.**

**Enclosed : As above  
(condition of consent):**

Copy to: Regional Officer, UPPCB, Lucknow.

PRAMOD KUMAR AGARWAL Digitally signed by PRAMOD KUMAR AGARWAL  
Date: 2019.02.18 19:02:39 +05'30'  
**Chief Environmental Officer, Circle-5, UPPCB.**

## Annexure to Consent issued to M/s.ANSAL PROPERTIES AND INFRASTRUCTURE LTD vide

Consent Order No. 3485825/ Water

Dated : 18/02/2019

**CONDITIONS OF CONSENT**

1. This consent is valid only for the approved production capacity of Group Housing Project .
2. The quantity of maximum daily effluent discharge should not be more than the following :

Effluent Discharge Details			
S.No	Kind of Effluent	Maximum daily discharge,KL/day	Treatment facility and discharge point
1	Domestic	270 KLD	STP

3. Arrangement should be made for collection of water used in process and domestic effluent separately in closed water supply system. The treated domestic and industrial effluent if discharged outside the premises, if meets at the end of final discharge point, arrangement should be made for measurement of effluent and for collecting its sample. Except the effluent informed in the application for consent no other effluent should enter in the said arrangements for collection of effluent. It should also be ensured that domestic effluent should not be discharged in storm water drain .
- 4 a. The domestic effluent should be treated in treatment plant so that the should be in conformity with the following norms dated treated effluent .

Domestic Effluent		
S.No	Parameter	Standard
1	Total Suspended Solids	100 mg/l
2	BOD	30 mg/l
3	COD	250 mg/l
4	Oil & Grease	10 mg/l

- 4 b. The industrial effluent should be treated in treatment plant so that the treated effluent should be in conformity with the following norms. .

Industrial Effluent		
S.No	Parameter	Standard

5. Effluent generated in all the processes, bleed water, cooling effluent and the effluent generated from washing of floor and equipments etc should be treated before its disposal with treated industrial effluent so that it should be according to the norms prescribed under The Environment (Protection) Act,1986 or otherwise mandatory .
6. The other pollutant for which norms have not been prescribed, the same should not be more than the norms prescribed for the water used in manufacturing process of the industry .
7. The method for collecting industrial and domestic effluent and its analysis should be as per legal Indian standards and its subsequent amendments/standards prescribed under The Environment (Protection) Act, 1986.
8. The treated domestic and industrial effluent be mixed (as per the provisions of Condition No. 2) and disposed of on one disposal point. This common effluent disposal point should have arrangement for flow meter/V Notch for measuring effluent and its log book be maintained .

**Specific Conditions:**

- 474
- 11
1. This consent is valid for the "Group Housing Project" Shushant Golf City, Hi tech township, mother Part lucknow of M/S Ansal Properties and Infrastructure Ltd. In Case of any changes, enhancement etc., No Objection Certificate shall be obtained from the Board.
  2. The project shall ensure to operate the installed Sewage Treated Plant(150 KLD and 120 KLD) in such a manner so that it can achieve the standard specified in the notification issued by Ministry of Environment , Forest & Climate Change vide GSR 1265 (E) dated 13-10-2017 in the time period as specified in the notification & treated water shall be used in flushing/horticulture/cooling etc. No domestic effluent shall be discharged outside the premise.
  3. The project shall ensure to submit the analysis report of the treated effluent from both the STPs analysed by any NABL accredited laboratory within 15 days.
  4. The project shall obtain permission from CGWA for withdrawal of ground water within 03 months and submit it to the Board.
  5. The Order issued by Hon'ble Courts/Hon'ble NGT, MoEF & CC, Central Pollution Control Board, U.P. Pollution Control Board, shall be complied with.
  6. Generated hazardous waste shall be stored temporarily in the unit premises and disposed off through authorized TSDF after obtaining the authorization from the Board.
  7. The project shall submit the latest copy of Audited Balance Sheet/C.A. Certificate (Fixed Assets+ Current Assets – Current Liabilities) so that the Consent fee payable by the industry may be verified.
  8. The project shall comply with the conditions of Environmental Clearance issued by Ministry of Environment, Forest and Climate Change Government of India.
  9. The project shall comply with the provisions of, Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended, Plastic Waste Management Rules 2016, E- Waste (Management) Rules 2016, Solid Waste Management Rules 2016 & Hazardous and other Waste (Management and Transboundary Movement) Rules 2016 (Whichever is applicable)
  10. The project shall develop green belt as per the Protocol attached with Board's office order H 16405 /220/2018/02 dated 16-2-2018, which is available on the Board's website- www.uppcb.com.
  11. If closure order is issued by CPCB or UPPCB against any defaulting unit, then CTO issued earlier will remain suspended during the closure period and after ensuring the compliance and after revocation of closure order, the CTO will automatically be effective from the date of issuance of closure order revocation, with additional conditions mentioned in the closure revocation order.

**Issued with the permission of competent authority .**

**For and on behalf of U.P. Pollution Control Board .**

**PRAMOD KUMAR AGARWAL**

Digitally signed by PRAMOD KUMAR AGARWAL  
Date: 2019.02.18 19:02:55 +05'30'

**Chief Environmental Officer, Circle-5, UPPCB.**



**UTTAR PRADESH POLLUTION CONTROL BOARD**  
**Building. No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010**

Phone:0522-2720828,2720831, Fax:0522-2720764, Email: info@uppcb.com, Website: www.uppcb.com

**CONSENT ORDER**

Ref No. -  
 125501/UPPCB/Lucknow(UPPCBRO)/CTO/water/LUCKNOW/2021

Dated : 27/08/2021

To ,

Shri SHAILESH DWIVEDI  
 M/s ANSAL PROPERTIES AND INFRASTRUCTURE LTD  
 2nd Floor Shopping Square - II, Sector - D, Sushant Golf City Sultanpur Road, Lucknow,  
 LUCKNOW - 226030  
 LUCKNOW

Sub : Consent under Section 25/26 of The Water (Prevention and control of Pollution) Act, 1974 (as amended) for discharge of effluent to M/s. ANSAL PROPERTIES AND INFRASTRUCTURE LTD

Reference Application No :11885587

Dated :27/08/2021

1. For disposal of effluent into water body or drain or land under The Water (Prevention and control of Pollution) Act,1974 as amended (here in after referred as the act ) M/s. ANSAL PROPERTIES AND INFRASTRUCTURE LTD is hereby authorized by the board for discharge of their industrial effluent generated through ETP for irrigation/river through drain and disposal of domestic effluent through septic tank/soak pit subject to general and special conditions mentioned in the annexure ,in reference to their foresaid application .
2. This consent is valid for the period from 24/03/2021 to 31/12/2022 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 27(2) of the Water (Prevention and Control of Pollution) Act, 1974 as amended .

This consent is being issued with the permission of competent authority .

**For and on behalf of U.P. Pollution Control Board**

Pramod Kumar Agarwal

Digitally signed by Pramod Kumar Agarwal  
 Date: 2021.08.27 18:29:53 +05'30'

**Chief Environmental Officer, Circle-5, UPPCB.**

Enclosed : As above  
 (condition of consent):

Copy to: Regional Officer, UPPCB, Lucknow.

Pramod Kumar Agarwal  
 Chief Environmental Officer, Circle-5, UPPCB.

Digitally signed by Pramod Kumar Agarwal  
 Date: 2021.08.27 18:30:14 +05'30'

1. This Consent to Operate (CTO) is valid for completed projects establish at Shushant Golf City of M/S Ansal Properties and Infrastructure Ltd., Sultanpur Road, Lucknow namely Celebrity Greens Block A-D-E-R-Q, K,J,P,N,M,L, Garden Block- F,G,H, Paradise Crystal Block-A-B-E-R, Santushti-1 and WALLMART for which the LDA has issued completion certificate.
2. As per information provided by the PP the land area of the township has been reduced by LDA. Therefore the PP shall ensure to obtain fresh Environmental Clearance (EC) and CTE from the concerned authorities for the revised land and buildup area except the area for which CTO has been granted.
3. The project shall ensure to operate the installed Sewage Treated Plants (150 KLD, 120 KLD and 5.0 MLD) in such a manner so that it can achieve the standard specified in the notification issued by Ministry of Environment, Forest & Climate Change vide GSR 1265 (E) dated 13-10-2017 in the time period as specified in the notification & treated water shall be used in flushing/horticulture/cooling etc. No sewage shall be discharged outside the premises.
4. The PP shall ensure connectivity of all the completed blocks/projects with the STPs of capacities 150 KLD, 120 KLD and 5.0 MLD.
5. The project shall ensure to submit the analysis report of the treated effluent from all the STPs analyzed by any NABL accredited laboratory on quarterly basis to the Board.
6. The solid waste generated from the premises shall be processed by the PP as per Solid Waste Management Rules 2016 and will maintain its record.
7. The PP shall ensure to obtain permission from U.P. State Ground Water Department for withdrawal of ground water within 03 months and submit it to the Board, failing which the CTO shall stand automatically be revoked.
8. The Order issued by Hon'ble Courts/Hon'ble NGT, MoEF & CC, Central Pollution Control Board, U.P. Pollution Control Board, shall be complied with.
9. Generated hazardous waste shall be stored temporarily in the unit premises and disposed off through authorized TSDF after obtaining the authorization from the Board.
10. The project shall submit the latest copy of Audited Balance Sheet/C.A. Certificate (Fixed Assets+ Current Assets – Current Liabilities) so that the Consent fee payable by the industry may be verified.
11. The project shall comply with the provisions of, Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended, Plastic Waste Management Rules 2016, E- Waste (Management) Rules 2016, Solid Waste Management Rules 2016 & Hazardous and other Waste (Management and Transboundary Movement) Rules 2016 (Whichever is applicable).
12. The project shall develop green belt as per the Protocol attached with Board's office order H 16405 /220/2018/02 dated 16-2-2018, which is available on the Board's website- [www.uppcb.com](http://www.uppcb.com).
13. If closure order is issued by CPCB or UPPCB against any defaulting unit, then CTO issued earlier will remain suspended during the closure period and after ensuring the compliance and after revocation of closure order, the CTO will automatically be effective from the date of issuance of closure order revocation, with additional conditions mentioned in the closure revocation order.

Issued with the permission of competent authority .

For and on behalf of U.P. Pollution Control Board .

Pramod Kumar Agarwal  
Digitally signed by Pramod Kumar Agarwal  
Date: 2021.08.27 18:30:28 +05'30'  
Chief Environmental Officer, Circle-5, UPPCB.



**UTTAR PRADESH POLLUTION CONTROL BOARD**  
 Building. No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010

Phone:0522-2720828,2720831, Fax:0522-2720764, Email: info@uppcb.com, Website: www.uppcb.com

**CONSENT ORDER**

Dated : 27/08/2021

Ref No. -  
 125487/UPPCB/Lucknow(UPPCBRO)/CTO/air/LUCKNOW/2021

To ,

Shri SHAILESH DWIVEDI

M/s ANSAL PROPERTIES AND INFRASTRUCTURE LTD

2nd Floor Shopping Square - II, Sector - D, Sushant Golf City Sultanpur Road, Lucknow,

LUCKNOW - 226030

LUCKNOW

Sub : Consent under section 21/22 of the Air (Prevention and control of Pollution) Act, 1981 (as amended) to M/s. ANSAL PROPERTIES AND INFRASTRUCTURE LTD

Reference Application No. 11880878

Dated : 27/08/2021

1. With reference to the application for consent for emission of air pollutants from the plant of M/s ANSAL PROPERTIES AND INFRASTRUCTURE LTD. under Air Act 1981. It is being authorised for said emissions, as per the standards, in environment, by the Board as per enclosed conditions .
  2. This consent is valid for the period from 24/03/2021 to 31/12/2022 .
  3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 21 (6) of the Air (Prevention and Control of Pollution) Act, 1981 as amended.
- This consent is being issued with the permission of competent authority .

For and on behalf of U.P. Pollution Control Board

Pramod Kumar Agarwal Digitally signed by Pramod Kumar Agarwal  
Date: 2021.08.27 18:26:31 +05'30'  
 Chief Environmental Officer, Circle-5, UPPCB.

Enclosed : As above  
 (condition of consent):

Copy to: Regional Officer, UPPCB, Lucknow.

Pramod Kumar Agarwal Digitally signed by Pramod Kumar  
Agarwal  
Date: 2021.08.27 18:26:48 +05'30'  
 Chief Environmental Officer, Circle-5, UPPCB.

9. The unit should submit the stack emissions monitoring report within one month from issuance of consent order along with the point wise compliance report of the consent order . Further quarterly monitoring report should be submitted .

**The Unit will file the renewal application at least 2 months prior to the expiry of this Order.**

**Specific Conditions:**

1. This Consent to Operate (CTO) is valid for completed projects establish at Shushant Golf City of M/S Ansal Properties and Infrastructure Ltd., Sultanpur Road, Lucknow namely Celebrity Greens Block A-D-E-R-Q, K,J,P,N,M,L, Garden Block- F,G,H, Paradise Crystal Block-A-B-E-R, Santushti-1 and WALLMART for which the LDA has issued completion certificate.

2. As per information provided by the PP the land area of the township has been reduced by LDA. Therefore the PP shall ensure to obtain fresh Environmental Clearance (EC) and CTE from the concerned authorities for the revised land and buildup area except the area for which CTO has been granted.

3. Ambient air quality of the area shall be monitored on quarterly basis and report be submitted to the Board.

4. Noise and emission level from the DG sets installed of 3X500 KVA, 4 X 250 KVA, 1 X 125 KVA, 1X320 KVA and 1 X 62.5 KVA capacities shall be within the prescribed norms.

5. The solid waste generated from the premises shall be processed by the PP as per Solid Waste Management Rules 2016 and will maintain its record.

6. The Order issued by Hon'ble Courts/Hon'ble NGT, MoEF & CC, Central Pollution Control Board, U.P. Pollution Control Board, shall be complied with.

7. Generated hazardous waste shall be stored temporarily in the premises and disposed off through authorized TSDF after obtaining the authorization from the Board.

8. The project shall submit the latest copy of Audited Balance Sheet/C.A. Certificate (Fixed Assets+ Current Assets - Current Liabilities) so that the Consent fee payable by the industry may be verified.

9. The project shall comply with the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended, Plastic Waste Management Rules 2016, E- Waste (Management) Rules 2016, Solid Waste Management Rules 2016 & Hazardous and other Waste (Management and Transboundary Movement) Rules 2016 (Whichever is applicable).

10. The project shall develop green belt as per the Protocol attached with Board's office order H 16405 /220/2018/02 dated 16-2-2018, which is available on the Board's website- [www.uppcb.com](http://www.uppcb.com).

11. If closure order is issued by CPCB or UPPCB against any defaulting unit, then CTO issued earlier will remain suspended during the closure period and after ensuring the compliance and after revocation of closure order, the CTO will automatically be effective from the date of issuance of closure order revocation, with additional conditions mentioned in the closure revocation order.

Issued with the permission of competent authority .

For and on behalf of U.P. Pollution Control Board .

Pramod Kumar Agarwal

Digitally signed by Pramod Kumar Agarwal  
Date: 2021.08.27 18:27:03 +05'30'

Chief Environmental Officer, Circle-5, UPPCB.



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**Uttar Pradesh Pollution Control Board**

Building. No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010

Phone:0522-2720828,2720831, Fax:0522-2720764, Email: info@uppcb.in, Website: www.uppcb.com

197283/UPPCB/Lucknow(UPPCBRO)/CTO/both/LUCKNOW/2023

Date: 01/02/2024

To,

M/s

M/s ANSAL PROPERTIES AND INFRASTRUCTURE LTD

2nd Floor Shopping Square - II, Sector - D, Sushant Golf City  
Sultanpur Road, Lucknow-226030

Application Id-  
23649473

**Consolidated Consent to Operate and Authorisation hereinafter referred to as the CCA (Consolidated Consent & authorization) (Fresh) under Section-25 of the Water (Prevention & Control of Pollution) Act, 1974 and under Section-21 of the Air (Prevention & Control of Pollution) Act, 1981**

CCA is hereby granted to M/s ANSAL PROPERTIES AND INFRASTRUCTURE LTD located at 2nd Floor Shopping Square - II, Sector - D, Sushant Golf City Sultanpur Road, Lucknow-226030. subject to the provisions of the Water Act, Air Act and the orders that may be made further and subject to following terms and conditions :-

1. This CCA M/s ANSAL PROPERTIES AND INFRASTRUCTURE LTD granted for the period from 01/02/2024 to 31/12/2024 and valid for manufacturing of following products.

S No	Product	Quantity	Unit
1	Group Housing Project	NA	Metric Tonnes/Day

2. Conditions under Water(Prevention and Control of Pollution) Act -1974 as amended :-

(i) The daily quantity of effluent discharge (KLD) :-

Kind of Effluent	Quantity(KLD)	Treatment facility	Discharge point
Domestic	5.27 MLD	STP	Horticulture

(ii) Trade Effluent Treatment and Disposal :-The applicant shall operate Effluent Treatment Plant consisting of primary/secondary and tertiary treatment as is required with reference to influent quantity and quality.

In case of stoppage of functioning of ETP, production has to be stopped immediately and this Board has to be intimated by fax/phone/email with a report in this regard to be dispatched immediately.

(iii) The treated effluent shall be recycled to the maximum extent and should be reused within the premises for gardening etc. Quality of the treated effluent shall meet to the following general and specific standards as prescribed under Environment (Protection) Rules, 1986 and applicable to the unit from time-to-time :-

**Industrial Effluent Quality Standard**

S.No.	Parameter	Standard
-------	-----------	----------

(iv) Sewage Treatment and Disposal :- The applicant shall provide comprehensive STP as is required with reference to influent quantity and quality. In case of stoppage of functioning of STP, production has to be stopped immediately and this Board has to be intimated by fax/phone/email with a report in this regard to be



**4. Essential documents to be submitted by the Industry/Unit as Applicable :-**

(i) Environment Statement in Form-V of Environment (Protection) Rules, 1986.

(ii) Quarterly compliance report of the CCA, photograph of ETP/APCs/Waste Storage Area.

5. Competent Authority reserves the right to change/modify/add any time any condition of this CCA.

6. Unit has to comply with the following specific & general conditions. Non compliance of any provision of this CCA and provisions of the Water Act, Air Act and Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 will result in legal action under the aforesaid Acts and Rules.

7. In compliance to the G.O 1011/81-7-2021-09 (Writ)/2016 dated.13.10.2021 issued by Department of Environment, Forest and Climate Change, Uttar Pradesh. You are directed to develop Miyawaki Forest as per the SOP available at URL:-<http://www.upecp.in/TrainingSession.aspx> for ensuring timely compliance of this direction, you are hereby directed to submit a bank guarantee with minimum validity of one year of the amount equivalent to the sum of initial consent fees (Air and Water) or Rs. 50,000/- (Rs. Fifty Thousand Only) whichever is more, within 30 days from the date of issuance of this certificate. In case of non-compliance of this direction, your consent will be revoked by the Board.

8. If the unit uses the ground water and requires the permission from SGWA/CGWA for water abstraction then the industry will have to obtain No objection certificate for abstraction of ground water. It will be the responsibility of the industry to comply with the various conditions of the NOC obtained from the competent authority and submit to the Board, within 3 months time failing which CTO will be revoked.

**General Conditions:-**

1. The applicant shall get analysed the samples of effluent/emission/hazardous wastes at least once in a three month from the laboratory recognized by the MoEF and shall report to the UPPCB.
2. The applicant shall however, not without the prior consent of the Board bring into use any new or altered outlet for the discharge of effluent or gases emission or sewage waste from the unit.
3. Treated Industrial waste water and domestic waste water shall be disposed jointly at one disposal point. The applicant shall provide discharge measurement equipment at final disposal point.
4. The applicant shall strictly comply with conditions of this CCA and submit compliance report of stipulated conditions within 30 days of receipt of this CCA. If at any point of time, it is found that the industry is not complying with stipulated conditions or any further direction/instruction issued by the Board, legal action shall be initiated against the applicant.
5. The applicant shall maintain good house keeping. All valves/pipes/sewer/drains etc. must be leak-proof
6. The industry shall provide uninterrupted entry to the STP/ETP inlet and outlet points, Air Pollution Control equipment and stack for smooth sampling/monitoring of efficiency of pollution control systems.
7. The industry shall provide Inspection Book at the time of inspection to the Board's officials.
8. Whenever due to any accident or other unforeseen act or event, such emission occurs or is apprehended to occur in excess of standards laid down, such information shall be reported to the Board's offices and all other concerned offices. In case of failure of pollution control equipment, the production process connected to it shall be stopped with immediate effect.
9. The industry shall operate in a manner so that all emissions be emitted through designated chimney/stack only.
10. In case of any damage to the agriculture productivity, human habitation etc. by the operation of industry, it shall be imperative to stop production in the industry with immediate effect and such information shall be reported to Board's offices. The industry shall be liable to pay compensation also in such cases as decided by the Competent Authority.
11. The applicant shall apply before the 60 days of expiry of CCA or any change in production types/production capacity/manufacturing process/capacity enhancement etc. or any change in effluent discharge point or emission point

12. The Board reserves the right to revoke/add/modify any stipulated condition issued along with C.A. as may be necessary.

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**Specific Conditions:-**

1. This Consent to Operate (CTO) is valid for completed projects establish at Shushant Golf City of M/S Ansal Properties and Infrastructure Ltd., Sultanpur Road, Lucknow namely Celebrity Greens Block A-D-E-R-Q, K,J,P,N,M,L, Garden Block- F,G,H, Paradise Crystal Block-A-B-E-R, Santushti1 and WALLMART for which the LDA has issued completion certificate.
2. The PP shall ensure to obtain fresh Environmental Clearance (EC) and CTE from the concerned authorities for the revised land and buildup area except the area for which CTO has been granted.
3. The project shall ensure to operate the installed Sewage Treated Plants (150 KLD, 120 KLD and 5.0 MLD) in such a manner so that it can achieve the standard specified in the notification issued by Ministry of Environment, Forest & Climate Change vide GSR 1265 (E) dated 13-10-2017 in the time period as specified in the notification & treated water shall be used in flushing/horticulture/cooling etc. No sewage shall be discharged outside the premises.
4. The PP shall ensure connectivity of all the completed blocks/projects with the STPs of capacities 150 KLD, 120 KLD and 5.0 MLD.
5. The project shall ensure to submit the analysis report of the treated effluent from all the STPs analyzed by any NABL accredited laboratory on quarterly basis to the Board.
6. The solid waste generated from the premises shall be processed by the PP as per Solid Waste Management Rules 2016 and will maintain its record.
7. The PP shall ensure to obtain permission from U.P. State Ground Water Department for withdrawal of ground water and submit in the Board.
8. The Order issued by Hon'ble Courts/Hon'ble NGT, MoEF & CC, Central Pollution Control Board, U.P. Pollution Control Board, shall be complied with.
9. Hazardous waste shall be stored temporarily in the unit premises and disposed off through authorized TSDF after obtaining the authorization from the Board.
10. The project shall submit the latest copy of Audited Balance Sheet/C.A. Certificate (Fixed Assets+ Current Assets – Current Liabilities) so that the Consent fee payable by the industry may be verified.
11. Noise and emission level from the DG sets installed of 625 KVA, 3X500 KVA, 250 KVA and 125 KVA capacities shall be within the prescribed norms.
12. Ambient air quality of the area shall be monitored on quarterly basis and report be submitted to the Board.
13. The project shall comply with the provisions of, Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended, Plastic Waste Management Rules 2016, E- Waste (Management) Rules 2016, Solid Waste

14. The industry shall ensure to establish Miyawaki forest, as per the GO no. 1011/81-7-2021-09(writ)/2016 dated 13.10.2021 of Deptt. of Environment, forest and Climate Change.

15. If closure order is issued by CPCB or UPPCB against the unit, then CTO issued earlier will remain suspended during the closure period and after ensuring the compliance and after revocation of closure order, the CTO will automatically be effective from the date of issuance of closure order revocation, with additional conditions mentioned in the closure revocation order.

16. The unit shall ensure to submit Environmental Compensation (EC) Rs. 1,24,50,000/- within stipulated time and comply the direction issued by the Board.

Copy to:

Regional Officer, UPPCB, Lucknow.

RAM  
KARAN  
Chief Environmental Officer,  
Circle-5, UPPCB.

Digitally signed by  
RAM KARAN  
Date: 2024.02.15  
18:22:05 +05'30'

RAM KARAN  
Chief Environmental Officer,  
Circle-5, UPPCB.

Digitally signed  
by RAM KARAN  
Date: 2024.02.15  
18:22:26 +05'30'

OFFER OF POSSESSION

Ref No :

25/04/2019

MADAN GOPAL MISRA (248118)  
C-199 NIRALA NAGAR, LUCKNOW, U.P, IN,

Dear Sir/Madam

We congratulate you and thank you for being a part of **Sushant Golf City Lucknow** the first Hi-Tech Township of its kind.

It gives us immense pleasure and pride to inform you about the habitation and various developments taking place in the township. We would like to inform you that the unit is complete and ready for possession. You shall thus be amongst the proud residents of the Hi-Tech Township – Sushant Golf City.

You are requested to clear the dues if any and complete the necessary formalities for execution of sale deed and possession of the unit on or before 25/05/2019. The holding charges will be applicable if the dues and formalities are not completed by 25/06/2019.

Car Parking shall be allotted on first come first serve basis according to the sequence of date of Registry only.

The following developments have made living in the township a wonderful experience

- Allahabad Bank operational
- Walmart- Best Price Wholesale
- Round the clock electricity/water supply & security
- Shops opened in Sector-D Shopping Square
- Maple Town and Country Club operational
- Post Office operational
- G.D. Goenka public school operational

We would like to introduce you to M/S Ansal API Infrastructure Ltd. which has been authorized to carry out the internal and external development of various services in the township

Ansal API is committed to provide you world class infrastructure besides housing, commercial and social facility requirements thereby setting new standards for the Real Estate Industry. Construction and development work is in full swing in types of sectors of the Township for plots, Commercial Complexes and Independent Villas.

Looking forward to welcome you in the Township soon.

Yours sincerely

(Signatory)

Ansal Properties &amp; Infrastructure Ltd.

Scheme  
Unit No.  
Builtup Area

Sushant Golf City  
3006-A-01/08  
780 SQFT.

SB/TW - A/01/08  
Sushant Enclave  
Unit - Created ASC

EM



Ref No:  
BINDU DEVI (265120)  
72 A, SHOBHIPUR, MAINPUR, SULTANPUR, U.P. IN-222302

To,

Unit No. 0501-0-C/9/0002

Dear Sir/Madam,

This is in reference to the possession letter dated 29/08/2019 informing you of the possession of your Unit No 0501-0-C/9/0002 allotted in your name in Sushant Golf City, Lucknow

As informed to you that your Unit No 0501-0-C/9/0002 is complete and is ready for possession

We request you to make payment of your installment which now stands due. All previous outstanding, if any, have to be cleared before sale deed and possession. Kindly remit all the dues against your Unit latest by 29/09/2019 so that the formalities of possession may be initiated accordingly. We accept local MICR Cheque/DD's payable only at Lucknow/Delhi banks drawn in favor of A/C title as given below:

Bank account details for depositing the due amount through RTGS is as mentioned below: ---

A/C Title- SEC C POC 9 UO ANSAL API MASTER COLL

Branch Name-HAZRATGANJ,LUCKNOW

IFSC Code- HDFC0000078

A/C No- 50200026650399

Bank- HDFC BANK

After fund transfer kindly update us with Customer Code, Unit number, UTR number & amount and mail back on the following email id- [rcnu.bisht@ansalapi.com](mailto:rcnu.bisht@ansalapi.com)

In case of LOAN, please update its current status in office. The original copy of Sale Deed/Physical Possession will be handed over to the bank. If loan is closed, please provide the copy of NOC from bank, original copy of TPA and PTM, after which the original sale deed will be handed over to customer.

As per the terms of the agreement entered between us the company shall offer the free hold unit and will charge free hold charges for the same. However, as a special case, we give you an option for taking the unit on lease hold basis. In case you opt for free hold the calculation of free hold charges will be as given below:

Free Hold Charge = Basic cost of the plot as mentioned in the agreement (excluding PLC) X 6%

In case, you opt for lease hold, the lease period will be of 33 years which shall be renewable upto 99 years and the calculation of annual lease rent shall be as given below:

Annual Lease Rent = Premium (Basic cost without PLC) X 1/3

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In favor of - AnsAL API Infrastructure Ltd As part of your dues, Electric Connection, Sewer Connection and Water Connection, shall be payable as per the rates applicable at the time before the execution of sale. Township Maintenance Charge shall be payable on a quarterly basis in advance to AnsAL API Infrastructure Ltd, which will be applicable after two months from the date of offer of possession or first day of next succeeding month after expiry of two months period. Interest Free Maintenance Security (I.F.M.S) payable as per rates applicable at the time of execution of sale deed.

We would like to inform you that holding charges are applicable against your unit if execution of sale deed/ physical possession is not taken within 6 months from the date of offer of possession (29.08.2019) sent to you. Holding charges will be applicable as given below:

- |                                       |  |
|---------------------------------------|--|
| 1. For first 3 months                 | ₹ 5.00 per sq. ft. per month             |
| 2. For next 3 months                  | ₹ 10.00 per sq. ft. per month            |
| 3. For next 6 months                  | ₹ 15.00 per sq. ft. per month            |
| 4. Thereafter holding will increase @ | ₹ 5.00 per sq. ft. per month every year. |

This is to inform you that we have started a leasing department in order to manage leasing activities by a professional. If you would like to have our services you may kindly contact at the below numbers.

Looking forward to welcome you in the township

Yours Sincerely  
ANSAL PROPERTIES & INFRASTRUCTURE LTD.

Signatory

Note (IMP):

\* For clarification regarding dues of AnsAL Properties & Infrastructure Ltd kindly get in touch with Ms. Reva Bhatia/ Mr. Siddharth Anand at [rcnu.bisht@ansalapi.com](mailto:rcnu.bisht@ansalapi.com)

[Siddharth.Anand@ansalapi.com](mailto:Siddharth.Anand@ansalapi.com)

\* For clarification regarding dues of AnsAL API Infrastructure Ltd kindly get in touch with Ms. Ekta Gupta mail at [Ekta.Gupta@ansalapi.com](mailto:Ekta.Gupta@ansalapi.com) 0522-7127

865. For clarification regarding Sale deed & Stamp Charges kindly get in touch with Mr. Heeraj mail at [heeraj@ansalapi.com](mailto:heeraj@ansalapi.com) 0522-7127-905

For clarification regarding leasing kindly get in touch with Mr. Pulkit Chawla Ph 9690610731 - [pulkit.chawla@ansalapi.com](mailto:pulkit.chawla@ansalapi.com)

ALL DELAYED PAYMENTS SHALL ATTRACT INTEREST AS PER THE AGREEMENT

- SERVICE TAX APPLICABLE AS PER GOVERNMENT NORMS
- We accept local MICR Cheque/DD's payable only at Lucknow/Delhi banks drawn in favor of "AnsAL Properties & Infrastructure Ltd"
- You can make the payments at our Branch office, Lucknow. In case of any further query, please feel free to contact the above mentioned.

**AnsAL Properties & Infrastructure Ltd.**  
(An ISO 9001:2000 Company)

2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City Lucknow - 226030

Ph.: 0522 7127800. Website: [www.ansalapi.com](http://www.ansalapi.com)

Cin: L45101DL1967PLC004759