NEXT DATE
01/08/2024

HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE

APPLICATION NO. 116 / 2024 (WZ)

Nagesh Vinayak Dhamale ..... Applicant

VERSUS

Ministry of Environment and Forest and Climate Change (MoEF&CC) & Ors. .....Respondents

AFFIDAVIT IN REPLY AND PRELIMINARY OBJECTION BY RESPONDENT NO. 9 (PARANJAPE SCHEMES (CONSTRUCTION) LTD) FOR OPPOSING THE ADMISSION OF THE ORIGINAL APPLICATION NO.116/2024

INDEX ON NEXT PAGE

Date : **31 July 2024**

Place : Pune

Filed by:





A-202 Chandravijay, Phule Road, Opp. Bansuri Hotel,
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BE (Mechanical), ME (Industrial Management) VJTI Mumbai
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CONTACT DETAILS

BETWEEN

…… APPLICANTS

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   Shastri Nagar Kothrud, Near Ashish Garden,
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   Throu' :
   Email : nageshdhamale1010@gmail.com
   Phone : 9011103332

VERSUS

…… RESPONDENTS

1. **Ministry of Environment, Forest & Climate Change (MoEFCC**)
   Jor Bagh, Lodhi Colony, New Delhi - 110003.
   Thro' : Secretary
   Email : Secy-moef@nic.in
   Phone : 011-20819308, 011-20819408
2. **Central Pollution Control Board (CPCB)**
   Parivesh Bhawan, CBD-cum-Office Complex
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   Email : ccb.cpcb@nic.in
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4. **State Expert Appraisal Committee (SEAC-III),**
   15th floor, Environment Department,
   Mantralay, Mumbai - 411032
   Thro' : Chairman
   Email : khanapure.sudhir@gmail.com
   Phone : 022-22825973

5. **Maharashtra Pollution Control Board (MPCB)**
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   Road No. 8, Sion Cir, opp. PVR Theater,
   Mumbai - 400022.
   Thro' : Member Secretary
   Email : ms@mpcb.gov.in
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6. **Maharashtra Pollution Control Board (MPCB)**
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   Wakdewadi, Pune - 411003.
   Thro' : Regional Officer
   Email : ropune@gmail.com
   Phone : 020-25811029

7. **Maharashtra Water Resources Regulatory Authority (MWRRA)**
   9th floor, centre-1, World Trade Centre,
   Cuffe Parade, Mumbai - 400005.
   Thro' : Chairman
   Email : mwrra@mwrra.in
   Phone : 024-22252301

8. **Pune Municipal Corporation (PMC)**
   Main Building, Pune Municipal Corporation,
   Congress House Road, Near Mangla Theater,
   Shivajinagar, Pune - 411005.
   Thro' : Municipal Commissioner
   Email : mco@punecorporation.org
   Phone : +91 9689931154/ +91 9923569398

9. **Paranjape Schemes (Construction) Ltd**
   1. Mr. Shrikant Purushottam Paranjape
   2. Mr. Shashank Purushottam Paranjape
   PSC House, CTS No. 111 + 111/2, Anand Colony.
   Off Prabhat Road, Erandwane, Pune - 411004.
   Thro' : Apoorv Ranade
   Email : apoorvr@pscl.in
   Phone : +91 9766627013

ABBREVIATIONS

Short	Full-form
CAC	Consent Appraisal Committee
CC	Consent Committee
CI	Capital Investment
CPCB	Central Pollution Control Board
CTE	Consent to Establish
EC	Environmental Clearance
FSI	Floor Space Index
JVS	Joint Visual Sample
MOEF&CC MoEFCC	Ministry of Environment, Forests and Climate Change
MoM	Minutes of Meeting
MPCB	Maharashtra Pollution Control Board
NGT	Hon’ble National Green Tribunal
OA	Original Application
PMC	Pune Municipal Corporation
SCN	Show Cause Notice
SEAC	State Expert Appraisal Committee
STP	Sewage Treatment Plant
TBUA	Total Built-up Area
UAN	Unique Application Number

DIARY OF EVENTS

Date	Event
2007/12/24	Environment Clearance was Obtained for Buildings A, B, C, and D (Gloria) and Buildings E, F, G (Gloria Grace) with a Plot area of 28,020 sq. m. having FSI Area of 37,463 sq. m. and Non FSI Area of 35,507 sq. m. The estimated project cost was Rs. 153 Cr. Whereas EC was for 7 buildings with 506 tenements
2008/04/16	Received Consent to Establish for a Plot area of 28,020 sq.m. and FSI area of 37,463 sq.m. The estimated project cost was Rs. 153 Cr.
2008/07/19	1st Plinth Certificate obtained for Building C (after receipt of EC and CTE)
2011/05/16	Received Consent to Operate (Part-I) for Buildings A, B, C, and D (Gloria) for Plot area 28,020 sq.m. and BUA 22,353 sq.m. (FSI) with CI Rs.62.17 Cr.
2011/07/25	Deed of Declaration for handover to the association of owners (building A to D)
2024/03/29	Renewal of Consent to Operate (Part I) for buildings A, B C and D (Gloria)

2014/05/20	Application for Consent to Operate (Part-II) for Buildings E, F and G (Gloria Grace) for Plot area 28,020 sq.m. and FSI area 12,881 sq.m. with CI Rs.44.11 Cr. Further, this consent application converted into deemed consent as per s 25(7) of the Water (P&CP) Act 1974
2014/11/14	Deed of Declaration for handover to the association of owners (building E to G)
2019/05/16	Renewal of Consent to Operate (Part I)
	GLORIA GRAND
2017/01/19	Environment Clearance was obtained for Gloria Grand for B1, B2, H1, and H2 for a total plot area of 47,181 sq.m. and TBUA 1,05,852 sq.m. Where both the areas were mentioned in this EC i.e., old BUA 72,970 sq.m and new 32,882 sq.m. Also, the previous EC in 2007 was on FSI-basis, therefore, the non-FSI part of the earlier EC (buildings A to G) was also separately mentioned in the EC letter of 2017. This EC therefore mentioned the total BUA (FSI + non-FSI) of the entire larger layout.

2018/03/31	Received Consent to Establish for plot area 19,161 sq.m. and BUA 32,882 sq.m. i.e. new project (Gloria Grand only)
2023/03/23	Application for Revalidation Consent to Establish (Expansion)
2023/05/29	Certified Compliance Report from Regional Office MOEFCC
2023/07/11	SEIAA approved the expansion of EC vide 262nd MoM for a total plot area of 47,181 sq.m. and TBUA 1,38,321 sq.m. Said EC is granted for Expansion in New project i.e., *Buildings B1 (2P+**18 floors**), B2 (2P+**23 floors**), H1 (P+**13 floors**), H2 (P+**7 floors**).
2023/08/22	Environment Clearance was obtained for the expansion for a total plot area of 47,181 sq.m. and TBUA 1,38,321 sq.m. Said EC is granted for Expansion in New project i.e. Buildings B1 (2P+18 floors), B2 (2P+23 floors), H1 (P+13 floors), H2 (P+7 floors).
2023/09/11	14th Consent Committee Meeting of 2023-24 for an application of Revalidation of Consent to Establish (Expansion) In this meeting MPCB decided to issue a Show Cause Notice.

2023/10/10	MPCB Show Cause Notice for ▪ Incorporation Certificate required ▪ BG details not given ▪ Delayed payment charges
2023/10/25	Reply and clarification to MPCB in response to the Show Cause Notice
2023/12/26	MPCB 22nd CC Meeting where MPCB decided to grant the 'Consent to Establish' based on the PP reply to SCN dated 25/10/2023
2024/01/21	MPCB granted Consent to Establish Revalidation + Expansion for BUA of 65,351 sq.m out of Total Construction BUA of 1,38,321 sq.m. (as per the latest EC dated 22.08.2023)

MOST RESPECTFULLY SUBMITTED

1. I, Apoorv Sumant Ranade, age 38, am working as the Head of Environment of Respondent No.9, M/s Paranjape Schemes (Construction) Ltd (hereafter referred to as "Respondent" in this reply). I have sufficient knowledge of the facts and have gathered the required information from the records. I am making this submission to respond to allegations in OA, on solemn affirmation and oath.

2. Respondent submits that all allegations and averments made in the OA are hereby denied in totality, completely as they are false, fabricated, bald and vague. Respondent submits that nothing alleged and stated in OA shall be deemed to have been accepted merely because the same has not been denied or addressed. Respondent has replied based on the documents available at this stage and hence reserves and requests to kindly allow to submit the additional documents and response as will be necessary based on the documents available and submissions made by the other parties.

3. **LIMITATION AND TIME BARRED**: The earlier two projects Gloria and Gloria Grand were complete in all respect in the year 2011 and 2014. As such those are now barred by limitation.

4. SUBSTANTIAL QUESTION RELATED TO ENVIRONMENT: The construction of the current ongoing project GLORIA GRAND has started in the year 2018. The EC (19/01/2017) and 'Consent to Establish' was applied on 31/01/2017 which is prior to construction and finally granted on 31/03/2018. Both these EC and Consent are valid and in force even today. Those have not been challenged by way of appeal. As such the appeal period is over after 90 days u/s.16 and even u/s.14 in six months. No 'substantial question related to environment' has been even made out as defined in s.2(m) of the 'National Green Tribunal Act 2010'.

5. The larger layout is divided into three independent separate standalone projects as listed below :–

GLORIA

A. **Year 2011**: "**Gloria**" i.e. Building A, B, C, D by M/s Gloria Associates – granted EC in 2007, C2E in 2008, started in 2008, completed in 2011 and handed over to 'association of apartment owners'.

GLORIA GRACE

B. **Year 2014**: "**Gloria Grace**" i.e. Building E, F, G by M/s Gloria Associates – granted EC in 2007, C2E in 2008, started in 2008, completed in 2014

and handed over to 'association of apartment owners'.

C. In both the above projects, the Deed of Declaration was followed by 'Deed of Apartment' with all individual flat owners binding them to comply with the conditions of 'Deed of Declaration'.

GLORIA GRAND

D. **Year 2017 EC**: "Gloria Grand" i.e. Building B1, B2, H1, H2 by M/s Paranjape Schemes (Construction) Limited – granted EC in 2017,

E. **Year 2018**: Respondent applied for C2E on 31/01/2017 and was issued by MPCB on 31/03/2018 for the area as per the EC. It had become deemed unconditional Consent after 120 days. Respondent states that no environmental violation was observed by MPCB while granting the Consent.

F. **Year 2023**: Expansion of EC in 2023 and Expansion of C2E in 2024. Construction is still in progress.

6. Respondent states that the current matter OA 116/2024 pertains to 'Gloria Grand' only – since only M/s Paranjape Schemes (Construction) Ltd. has been made party as per the Case status NGT website.

Further, there was a complaint filed by the same Advocate last year, again, only pertaining to the 'Gloria Grand' project by M/s Paranjape Schemes (Construction) Ltd. details of which are mentioned at the end of this note). A copy of the complaint is enclosed. [■ Ax. A1, Page No. 118].

7. Respondent states that the summary of earlier complaints made by the applicant or his Advocate are as follows.

a) Adv. Viraj Pawar (representing Shashikant Kamble at that time) had sent a notice dated 23/06/2023 to Paranjape Schemes and all Govt. Authorities alleging violation of EC/Consent in the project Gloria Grand by Paranjape Schemes.

b) Since the said notice was marked to MPCB, the Board sent its representative to conduct a Site Visit, and the visit report dated 02/08/2023 was provided [■ Ax. A2, Page No. 127]. The findings of the report are clear enough in terms of the operation of STP, Vermicompost, etc. of the old buildings A, B, C, D and E, F, G. JVS samples of treated sewage of their STP was also collected and tested by MPCB. Its results were found within prescribed limits. [■ Ax. A3, Page No. 227]

c) Recently Nagesh Dhamale submitted a complaint at PMC on 03/04/2024 alleging that the 'construction at Gloria Grand is being done

without obtaining Consent from MPCB'. PMC forwarded the said letter to PSCL (19/04/2024). [■ Ax. A16, Page No. 505].

d) Since the letter referred to 'Gloria Grand', which has valid Consent to Establish, we submitted a copy of the same to PMC vide our reply dated 20/05/2024, requesting them to reject the said complaint. [■ Ax. A17, Page No. 507].

8. Respondent states that the old Project (i.e. Gloria A to D building and Gloria Grace E to G building) is completed and handed over to the association of *bonafide* buyers / owners in 2011 and 2014 respectively via a Deed of Declaration in the year 2011 and 2014 (10 years ago).

9. Respondent states that those earlier independent projects are hence barred by limitation as they are prior to 2011 (Gloria) and 2014 (Gloria Grace), respectively.

10. Respondent states that further, MPCB's visit report dated 02/08/2023 and JVS report shows that the environmental infrastructure of the old project is functioning satisfactorily and as such there is no 'substantial question related to environment' even on the part of the 'occupant', i.e. Society.

11. The subject matter of this OA is the New Project i.e. Gloria Grand (buildings B1, B2, H1, H2)

which has valid EC dated 22/08/2023, Consent to Establish dated 21/01/2024 and Certified Compliance Report from MOEF Nagpur dated 29/05/2023. The project is under construction and has not exceeded the construction done on-site OR has any deviation.

12. Hence the application be rejected by imposing the cost on the applicant of Rs.1,00,000/-.

AND for this act of kindness, respondent as duty bound, shall ever pray.

PARANJAPE SCHEMES (CONSTRUCTIONS) LTD.

Place : Pune
Date : **31/07/2024**

Apoorv Sumant Ranade
Respondent No. 9
Paranjape Schemes Construction Ltd

NOTARY
GOVERNMENT OF INDIA
Regd. No. 2701
Exp. Dt. 13/9/2024

VERIFICATION AND AFFIDAVIT

I, Apoorv Sumant Ranade, aged about 38 years, do hereby state that I have verified the facts mentioned hereinabove are true and correct to the best of my personal knowledge. I have not suppressed any relevant material facts known to me. I have submitted this based on legal advice. I am hereby submitting it after verification, on solemn affirmation and oath.

PARANJAPE SCHEMES (CONSTRUCTION) LTD.

Place : Pune
Date : **31/07/2024**

Apoorv Sumant Ranade
Respondent No. 9
Paranjape Schemes Construction Ltd

Identified by:
Advocate : Raghunath Mahabal
Reg. No. : MAH/349/2012

NOTARY R V PISAL THROUGH OUT DIST PUNE MAHARASHTRA Regd. No. 2701 Exp. Dt. 13/9/2024 GOVERNMENT OF INDIA

BEFORE ME

R. V. PISAL
NOTARY GOVT. OF INDIA

Noted and Registered
at Sr No 2690/24
Date: 31 JUL 2024

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Anx. A1

INWARD
No. :- LGL-98
Date :- 23/6/2023

VIRAJ UDDHAV PAWAR
ADVOCATE
BBA, LL.B., LL.M., D.T.L, PGD.IB.

Contact : +91 89838 68386
E-mail :- adv.virajpawar@gmail.com

NOTICE / COMPLAINT

(R.P.A.D)

Date: 23/06/2023

1. **State Environment Impact Assessment Authority (SEIAA), Maharashtra.**
   Through its Member Secretary,
   Having office at: 15th floor, New Administrative Building,
   Environment Department, Mantralaya, Mumbai-400032

2. **State Expert Appraisal Committee, (SEAC – 3) Maharashtra.**
   Through its Member Secretary,
   Having office at: 15th floor, New Administrative Building,
   Environment Department, Mantralaya, Mumbai- 400032

3. **Maharashtra Water Resources Regulatory Authority (MWRRA) Through its Chairman,**
   Having office at: 9th floor , centre -1,
   World Trade Centre, Cuffe Parade, Mumbai – 400005

4. **Maharashtra Pollution Control Board,Mumbai.**
   Through its Member Secretary,
   Having office at: Kalpataru Point, 3rd and 4th floor,
   Road No. 8, Sion Cir, opp. PVR Theatre, Mumbai- 400022.

T.C

5. **Maharashtra Pollution Control Board,Pune.**
   Through its Regional Officer,
   Having office at: Jog Center, 3rd Floor, Mumbai Pune Road, Wakdewadi, Pune - 411 003.

6. **The Commissioner, Pune Municipal Corporation (PMC)**
   Through its Municipal Commissioner
   having office at :
   Main Building, Pune Municipal Corporation,
   Congress House Road, Near Mangla Theater,
   Shivajinagar, Pune – 411 005

7. **Paranjape Schemes (Construction)LTD.**
   Through its Project Proponent,
   Having office address at: PSC House, CTS No.111+111/2, Dr Ketkar Rd, Ananad Colony, Erandwane, Pune 411004
   Having site address at: **"GLORIA GRAND "** at Survey No. 47,47/4A+47/4B,+47/5+47/6+47/9+47/11+47/12+47/16+47/4/B+47/13+47/14/P+47/19, Village Bavdhan, Taluka Mulshi, District Pune- 411021

SUBJECT: - EIA Notification-2006 'ie Environment (Protection) Act-1986 along with Water (Prevention and Pollution Control) Act-1971 and Air (Prevention and Pollution Control) Act-1984 for carrying out illegal building construction in project " **GLORIA GRAND** " Violating the Terms and Conditions Environmental Clearance and without prior Consent to Establish and further enjoyment of completed premises without prior Consent to operate by **M/s. Paranjape Schemes (Construction)LTD.** in their Residential and Commercial project situated at Survey No.47, 47/4A +47/4B, +47/5 +47/6 +47/9+47/11+47/12+47/16+47/4/B+47/13+47/14/P+47/19, Village Bavdhan, Taluka Mulshi, District-Pune

ADV. VIRAJ UDDHAV PAWAR

Sir / Madam,

Under the instructions and authority from my Client **Mr. Shashikant Vitthal Kamble,** residing at: S No. Popular Colony Flat No. C1 / 13, Near Vitthal Nagar, Warje Malwadi, Warje, Pune – 411 058., do hereby address and serve upon you the following notice:

1. My Client is a Social Activist and Environmentalist Activist.

2. As informed by my client that No. 7. of you is a Private Limited Company, having its registered office on the address as mentioned above. The said No. 7. of you is into the business of Civil Construction carrying out its business in Pune and operating the same from Pune. (hereinafter jointly referred to as the " **Project Proponent** ")

3. This notice is addressed to Project Proponent about one of its project known as " **GLORIA GRAND** " The Project Proponent has violated the Environmental Norms has carried out the construction, Amending Environment Clearance Permission, and has not obtained the other necessary & essential permissions form various government authorities.
4. The said Project Proponent has constructed over beyond 20000.00 Sq. mtrs. Amending getting the Environmental Clearance, for the both commercial and residential units, constructed by the Project Proponent, in the said project. Further the Project Proponent has amended its Environment Clearance Permission upon changes carried out by the Project Proponent in its Structural Layout and Building Plan, in the said Project. The Project Proponent has constructed a different profile than the approved Environment Clearance Permission.
5. My client proposed an application to the Various State Authorities, in the interest of the Environment Protection, at large. My client is not having any vested or personal interest in the project nor is my client having any hostility towards the Project Proponent or its partners. Thereafter, it was conveyed by the appropriate government authorities that the said project does not have any necessary permissions and also the profile of construction carried out by the Project Proponent,

complete different than the approved Environment Clearance Permission

6. CONSTRUCTION BEING CARRIED VIOLATING THE TERMS AND CONDITION OF THE ENVIRONMENTAL CLEARANCE AND CONSENT TO ESTABLISH IN BLATANT VIOLATION OF THE ENVIRONMENTAL LAWS, POLLUTION CONTROL ACT AND EIA NOTIFICATION, 2006.

7. PP HAS NOT OBTAINED PRIOR CONSENT TO ESTABLISH AND CONSENT TO OPERATE FROM MPCB:

a. The Consent to Operate (Part) is granted for period from 16/5/2019 up to 31/01/2020. since then there is no Consent to Operate and still construction is going on.
b. The Consent to Establish is granted for period 31/3/2018 to next 5 years 31/3/2023.
c. That, it is mandatory on part of PP to obtain the prior 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.
d. That, it is mandatory on part of PP to obtain the prior consent to operate under section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.
e. That the project involve the use of fresh water, generation of solid waste, consumption of energy etc. therefore it is necessary to assess the impact on air and water and there should be remedial measure to this account and thus Consent to Establish and Consent to operate is important.
f. That, the PP is using 4 DG sets which are emitting polluted gases causing pollution of the air.
g. Therefore the construction activity undertaken by the PP is in total violation of the Pollution Control laws.

8. My client says that it was found that the Project Proponent has violated and has carried out construction without Environment Clearance and other necessary permission. The Project Proponent has constructed the illegal structure, without any fear of litigations, government actions, which would arise in the future. The Project Proponent without the amending its Environment Clearance Permission has continued and is

ADV. VIRAJ UDDHAV PAWAR

carrying on its Civil Construction activity, till today. The Project Proponent has violated the directions given by the government authorities and further is showing disrespect towards the authorities and the directions issued, by the government authorities, which were essential for the environment.

9. My client says that the Project Proponent has constructed buildings, in contrary to the plans approved and sanctioned by the sanctioning of the planning authorities. The Project Proponent has not complied with the directions as required by law, which are essential for the Environment. The Project Proponent is a grave environment polluter and the Project Proponent is doing these illegal acts, intentionally and has violated the Environmental Law and Construction Laws of the concerned government authority. The on-site observations made by my client are as follows:

   a. The Project Proponent has extracted ground water through drilling bore in the ground. While doing so the Project Proponent has not taken any prior permission nor as has applied before appropriate authority. The Project Proponent has overlooked upon the norms laid down by the water authorities, which are essential and critical for the extraction of Ground Water. It was directed by the government authorities to the Project Proponent to submit NOC, but the Project Proponent in order to save time, the Project Proponent has chosen to extract ground water. The Project Proponent has also violated the rules, which are laid down by the authority for extraction of ground water. The Project Proponent has acted beyond the law and has crossed all the limit and has gone up to the extent of extracting ground water without the permission of the State and Local water authorities. The best example of the violation of permissions, rules, norms and regulations, in the said project. This activity of the Project Proponent has resulted in excessive and extreme use of groundwater resource by the Project Proponent, which can have serious concern, such as uplifting and seismic activities, ecological environment deterioration, and Land subsidence. Similarly, the nearby rural areas where there is a shortage of water, the livelihood for the rural people and food security will have large implications.

   b. The Project Proponent has to carryout plantation and the details of which are to be shared by the Project Proponent to the appropriate

State government authority but the Project Proponent has not planted trees and is misleading the appropriate State government authorities. Thereafter the Project Proponent is also directed to submit the exact location of the plantation of tress. The Project Proponent has utilized all the possible area and has used the remaining areas construction of amenities in the said project Similarly, the water authorities also have not granted the water extraction or the water use permission. The best example of the violation of permissions rules, norms and regulations, very well presented by the Project Proponent were it has carried out illegal construction in the said project, without Consent to Establish and Consent to Operate Permission. The Project Proponent has acted beyond its capacity and in order to attract more and more customers for its scheme and sale of its flats and shops, the Project Proponent is illegally providing facilities to innocent people. The amenities will unnecessary consume humongous metric tons of water and extracting the water from the ground will result in nearby rural areas where there is a shortage of water, the livelihood for the rural people and food security will have large implications.

c. Considering the shortage and limited resources available to the Project Proponent for the water, the Project Proponent has failed installing Rain Water Harvesting System. The Project Proponent is only focusing on carrying out illegal construction in the said project and thereafter the Project Proponent is building towers after towers but is lacking with basic water facility. It was found that the Project Proponent is directed to build a proper water-harvesting unit. The authorities have provided all the necessary dimensions in the minutes and thereafter the Project Proponent has failed implementing the same, in the said project. The Project Proponent is having destructive approach towards the environment. In the minutes, it also clearly directs the Project Proponent for making provisions for Underground Water Tank. The Project Proponent providing no heed to the permissions and direction of the authorities, the Project Proponent has utilized the said area for expansion of its parking area. The connected storage for the accumulation of water is the storm water drainages. No outlets have been designed or compartments have been made available for the drains. Instead, the areas and the compartments had been utilized in the development of internal roads and footpaths in the premises in order to increase the reach ability. The Project Proponent is not bothered towards

ADV. VIRAJ UDDHAV PAWAR

conserving and saving the environment, but the Project Proponent is give importance to making money and is seeing to make maximum margins out of the scheme. Hence, the Project Proponent is cutting down the crucial environment components and replacing the area of those components in making money.

d. In the said project, the Project Proponent does not have the Sewage, Waste Water Management Systems and Pollution Monitoring Systems. In the Minutes, the technology to be used for the Sewage Treatment is mentioned but the Project Proponent violating the stipulated direction of the authorities have acted in contravention and have overlooked upon the implementation of the facility. In addition, it is observed the Project Proponent has not made any setup for the segregation. Similarly, the Solid Waste Management is also not organized by the Project Proponent. The Solid waste is not segregated and is not bifurcated into Biodegradable waste, Non-Biodegradable waste, E-waste, etc. All types of solid wastes are dumped together without segregation. The waste if not separated it will affect the Environment and the wastes can affect the health and well-being in many ways. In addition, for the removal of the derbies the Project Proponent was directed to submit the details of the plot where excess derbies are to be removed along with the area of the plot, its capacity to absorb the quantity and the ownership documents, were to be submitted to the government authority for the Environment Clearance Permission. The Project Proponent is carrying out illegal activates such as illegal dumping and exporting them, which is resulting in damaging the environment.

e. Further the Common Areas and Facilities and the Amenities area, as per the Environment Clearance Permission, the Project Proponent was supposed to plant several trees in its surroundings. But the Company has not-considered tree plantation as important and has further dedicated the space required for the plantation for development roads in the premises and has made Jogging and Cycling Tracks, in order attract more and more customers and increase it sales. The Project Proponent has violated and has acted in contravention of the minutes. The Project Proponent and cut-down many tress which were there on the project site in order to start the construction work, in the said project. The Project Proponent as per law was to plant the trees against

government authorities and has carried out constructions without the NOC's, sanctions and permission.

15. My client further appeals to the appropriate authorities that directions may be given to the concerned authorities to not register any documents, which create third-party interest in the said project as the Environmental Polluters, get the advantage of the third-party interest.

16. My client further says that the Project Proponent is bound to fulfill the terms and conditions as directed by the government authorities for obtaining the Environment Clearance Permission / Government and other necessary permission, like tree plantation, etc. and should be heavily charged for its grave offense of harming the environment and acting without the Environment Clearance Permission. Further, it is requested to the authorities that the amendment in the Environment Clearance and other necessary permission should not be granted, renewed or amended

17. My client says that it is also requested that not further sanctions to be provided or granted in favour of the Project Proponent, as the Project Proponent is a repeated, brutal, and a rootless Environment Polluter. If the concerned government authorities take no action then my client with a Public Interest & Environment Interest, at large, will have to forcefully file a legal proceeding before the concerned government and judicial authorities.

18. My client says based on the information available and the documents procured, from the various authorities, it is seen that the Project Proponent has violated the Environmental Laws, caused damage to the Environment and risking the life of innocent people.

19. Take further note that any delinquency in the duty would certainly invite suitable legal action and the responsible officers would be made by name parties on their failure to take appropriate legal action despite having brought the violations to notice, if you fail to stop the construction activity, within 10 days from the receipt of this notice, after which, I, have definite instructions from my client to proceed against you all before appropriate tribunal and or court of law to initiate civil and criminal proceedings against you all.

Note: Copy retained in my office for further use.

ADV. VIRAJ UDDHAV PAWAR

Mr. Shashikant Vitthal Kamble

Mr. Viraj U.Pawar

Advocate

ADV. VIRAJ PAWAR
BBA., LLM., DTL., PGDIB
SANAD NO. MAH/3684/2017
R/O:- 386, NAVI PETH, PUNE-30
MOB: 8983868386
Email ID. adv.virajpawar@gmail.com

T.C

Anx. A2

MAHARASHTRA POLLUTION CONTROL BOARD
SUB REGIONAL OFFICE, PUNE-II

Ph. 020-25811694
Fax. 020-25811029
E-mail-sropune2@mpcb.gov.in

Jog Center Bldg.
2nd floor, Wakdewadi,
Mumbai – Pune Highway,
Pune 411003

"Your Service is our duty"

Date: 02/08/2023

VISIT REPORT

Industry Name :- **M/s. Gloria Grand (Paranjpe Schemes), S.No.47/4A and Ors, Opposite Ambrosia, Mulshi Road, Bavdhan, Tal.Mulshi, Dist.Pune**

Factory Officer's Contacted :- **Shri. Apoorva Ranade (9766627013)** (Env.Manager)

Phone No. & E-mail :- **apoorvr@pscl.in**

Validity of consent upto :- **Obtained Consent to Establish on 31/03/2018**

Visit was made in context to complaint received from Adv. Shri. Viraj Pawar dated 04/07/2023 and observed as below :-

Environmental Clearance and Consent details:-

24.12.2007	PP obtained Environment Clearance in the name of M/s Gloria Associates dated 24.12.2007 for construction of residential complex on Plot area 28,020 sq.m and proposed BUA- 37,463.0 sq.m. (Vide No.F.N.21-348/2007-IA.III)
16.04.2008	PP obtained Consent to Establish dated 16.04.2008 in the name of M/s Gloria Associates for Plot area 28,020.59 sq.m. and TBUA- 37,462.79 sq.m.
16.05.2011	PP obtained Consent to Operate dated 16.05.2011 in the name of M/s Gloria Associates for Buildings A,B,C,D on total Plot area of 28,020.0 sq.m. and construction BUA of 22,352.92 sq.m valid up to 31/12/2012. PP representative produced Deed of Declaration dated 25.07.2011 for Building A,B,C,D (copy attached). Subsequent Renewal of Consent to Operate was also obtained on 29.03.2014 (PN-20490-14/CC-3094) valid upto 31/01/2015 for TPA-28,020.0 sq.mtrs and completed construction BUA- 22,352.92 sq.mtrs out of total BUA_37,463.0 sq.mtrs and further renewal obtained vide UAN-21334 on 16/05/2019 valid upto 31/01/2020.
20.05.2014	PP representative produced acknowledgement copy of new application C2O dated 20.05.2014 (copy enclosed) and also produced Deed of Declaration dated 14.11.2014 for Building E,F,G (copy attached)
19.01.2017	PP obtained Environment Clearance for Expansion of residential and commercial project for Gloria Grand by Paranjpe Schemes (construction) Limited for Building B1,B2,H1,H2 vide reference no. SEAC III-2015/C.R.123/TC.3 dated 19.01.2017 for total plot area 47,181 sq.m. and TBUA 1,05,852.0 sq.m.

T.C

31.03.2018	PP obtained Consent To Establish (expansion) for construction of residential cum commercial building (B1,B2, H1, H2) in the name of M/s Gloria Associates vide reference no. Format No. 1.0/BO/RO-HQ/1803001520 dated 31.03.2018 for plot area 19,161.0 sq.m. and BUA 32,882.0 sq.m.
23.03.2023	PP has applied for Revalidation with Expansion of Consent To Establish submitted to MPCB vide UAN-166092.
11.07.2023	PP representative produced minutes of SEIAA dated 11/07/2023 for expansion of EC vide minutes of 262nd SEIAA Meeting for total plot area 47,181 sq.m. and proposed TBUA -1,38,321.0 sq.m.

Site Observations: -

1) Gloria Sector: - Wing A, B, C, D (2 Parking levels + 11 Floors each) are already occupeied
2) Gloria Grace Sector :- Wing E, F, (2 Parking levels + 11 Floors each) and Wing G (Parking + 11 Floors) are already occupied. Common club house with swimming pool (G+1) is in use.
3) They have provided vermicomposting pits in both sectors i.e Gloria and Gloria Grace for wet waste treatment and same were found in operation
4) Common STP for Gloria and Gloria Grace sector provided (primary, secondary, tertiary). Treated sewage is being used for toilet flushing and gardening purpose.
5) New expansion project i.e Gloria Grand :- Building B1 two level parking + 17th floor RCC work completed, Building B2:- two level parking + 7th floor RCC work completed, Plinth level of Building H1 found in progress and H2 building Parking+ 1st floor RCC work is in progress.
6) PP representative produced water NOC issued by Pune Municipal Corporation dated 31/07/2009 (Copy attached)

Apoorva Ranade (Environment Manager)

S.M.Motegaonkar (FO)

Copy of Environment Clearance Letter

By Speed Post

F.No. 21-348/2007-IA.III
Government of India
Ministry of Environment and Forests
(I.A. division)

Paryavaran Bhawan,
CGO Complex,Lodhi Road
New Delhi 110510
Dated: 24.12.2007

To,

M/s Gloria Associates
PCS House, Dr, Ketkar Road,
Near Suvarnrekha Dinning Hall,
Erandwane,
Pune 411004

Subject: Environmental Clearance for construction of proposed residential complex "Gloria" at Mulshi Road, Bavdhan, Pune.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz. Form 1 & 1 A, and Conceptual plan and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee constituted by the competent authority in its 21st meeting held on 12- 14 September 2007.

2. The project proponent is proposing construction of residential complex "Gloria" Opp. Hotel Ambrosia, Mulshi Road, Bavdhan, Pune at a cost of Rs. 153 cores. The proposed development will consist of construction of 506 tenemants. The total plot area is 28,020 sq. m. The total proposed built up area as indicated is 37,463 sq. m. Total water requirement will be 341 cu.m./day. Total wastewater generation from the project will be 273 cu. m./day. An STP of capacity 275 cu.m will be provided at site. The treated waste water will be used for landscape and flushing purpose in the premises. The total solid waste generated will be 1265 kg/day. Vermi-composting of biodegradable waste will be done and Non-biodegradable waste will be handed over to local municipal authority for disposal. The parking space will be provided for parking of 608 vehicles.

3. The documents submitted along with the application predict that there will be minor negative impact on the Air quality during construction as well as operation phase. There will be minor negative impact on ambient noise level inside the premises during construction phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of

trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The additional EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have awarded "Gold" grading and recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions Accordingly, the Ministry hereby accords necessary environmental clearance under category 8(a) for the project subject to the strict compliance with the specific and general conditions mentioned below,

PART A- .SPFCIFIC CONDITIONS

I. Construction Phase

i. Consent for establishment shall be obtained from the State Pollution Control Board/Pollution Control Committee under Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at site.
ii. For disinfection of waste water ultra violet radiation shall be used in place of chlorination.
iii. Vehicles hired for construction activities should be operated only during non-peak hours.
iv. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
v. Ready mixed concrete shall be used in building construction.
vi. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
vii. Permission to draw ground water shall be obtained from competent authority prior to construction/operation of the project.
viii. Separation of gray and black water should be done by the use of duel plumbing line. Treatment of 100% gray water by decentralized treatment should be done.
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. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
xi. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
xii. Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.
xiii. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.

xiii. Necessary approval of competent authority of State Forest Department shall be obtained before starting construction.

xiv All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

xv. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.

xvi A First Aid Room will be provided at the project site both during construction and operation of the project.

xvii Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

xviii Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.

xix Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.

xx Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

xxi. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.

xxii Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.

xxiii Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.

xxiv Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra Pollution Control Board.

xxv 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.

xxvi 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 had started without obtaining environmental clearance.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

i. Necessary permission of competent authority shall be taken to store diesel in the premises for operation of DG set.

ii. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.

iii. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

iv. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.

v. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.

vi. The sewage treatment plant of adequate capacity will be provided to treat sewage generated from the complex and it should be certified by an independent expert for adequacy as well as efficiency and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing, cooling and landscaping. Discharge of treated sewage shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.

vii. Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

viii. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.

ix Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

x The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

xi Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

xii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.

xiii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xiv. The values of R & U for the Commercial building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

xv. Energy conservation measures like installation of solar panels for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

PART – B. GENERAL CONDITIONS

i) This environmental clearance is subject to Hon'ble Supreme Court's decision regarding siting of project near wildlife sanctuary.
ii) The environmental safeguards contained in the documents should be implemented in letter and spirit.
iii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
iv) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.
v) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), State Forest Department, Wildlife Act 1972 etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s) for their information.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at http://www.envfor.nic.in. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

12. The project authority shall enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets of the buildings.

(K.C. RATHORE)
Additional Director (IA)
rathore27@yahoo.com
Tele: 24360789

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K. C. RATHORE)
Additional Director (IA)

MAHARASHTRA POLLUTION CONTROL BOARD

☎: 24010437
📠: 24024068
Visit us at: http://mpcb.mah.nic.in
*Email*mpcb@vsnl.net

KALPATARU POINT, 2nd,3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion East, MUMBAI: 400 022

Infrastructure Project/LSI.

Consent No. BO/RO (P&P)/CC- 248 **Date:** 16 /04/2008

Consent to Establish is granted to **M/s. Gloria Associates**
'Gloria' Residential Complex Project
At S. No. 47/4A + 4B + 5 + 6 + 9 + 11 + 12 + 16
Opp. Hotel Ambrosia, Mulshi Road,
Pune

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of H.W (M & H) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

1. **The Consent to Establish is valid up to Commissioning of the unit.**

For development of land/plot as new construction activities for residential complex named as **M/s. Gloria Associates,** 'Gloria' Residential Complex Project, At S. No. 47/4A + 4B + 5 + 6 + 9 + 11 + 12 + 16, Opp. Hotel Ambrosia, Mulshi Road, Pune on total plot area of **28020.59 sq mtrs.** & total built up area of **37462.79 sq. m** including utilities of residential project as per construction commencement certificate issued by local body.

2. **CONDITION UNDER WATER ACT :-**

(i) The daily quantity of sewage effluent from above construction project shall not exceed **273.24 M^3/D.**

(ii) **Sewage Effluent Treatment :** The Applicant shall provide a comprehensive sewage treatment plant treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards:-

(1)	Suspended Solids	Not to exceed	100	mg/l.
(2)	BOD 3 days 27 CC.	Not to exceed	30	mg/l.

(iii) **Sewage effluent Disposal:-**
The domestic effluent shall be recycled and reused for flushing, fire fighting and cooling of Air conditioners and gardening etc within own premises and excess shall be discharged into under ground drainage scheme provided by PMC. In no case, effluent shall find its way to any water body directly/indirectly at any time.
The project authorities should act environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination.

(iv) **Non-Hazardous Solid Waste:-**
The total quantity shall not exceed 1265 Kg per day and shall be segregated and treated as follows:-

Sr	Type of Segregated solid waste	Quantity Kg/day	Treatment	Disposal
1	Total solid waste	1265		To PMC MSW site

3. **Other Conditions:-**

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), CRZ notification, and special notifications published for Dahanu, Murud - Janjira, Matheran and Mahableshwar area wherever applicable and all the Environmental Statutes and Instruments.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
3. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.

Maharashtra Pollution Control Board Mumbai

4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.
9. Applicant shall provide 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.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered land fill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfection of waste water ultra violet radiation shall be used in place of chlorination
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. The applicant, during the construction stage shall provide

a) Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
b) Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
c) Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
d) Green belt of 33% of the open space shall be developed.

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended ,2003 and Rules there under :-
The daily water consumption for the following categories shall not exceed, as under

(i)	**Domestic**	**From ULB (In CMD)**	**From other sources (In CMD)**
a)	Domestic	341.55	—
b)	Make up water for Swimming pool	—	—
c)	Make up for fire fighting	—	—
d)	Agriculture/Gardening	—	—

5. CONDITIONS UNDER AIR ACT :-

The Applicant may install 04 diesel generating sets (DG Sets), of capacity 1 x 125 KVA and 6 x 160 KVA, and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:-

(i) **Standards for emissions of air Pollutants**

i)	SPM/TPM	Not to Exceed	150	mg/Nm3
ii)	SO2 (DG set)	Not to Exceed	31	Kg/day



(ii) **The following measure shall be taken.**

a) Adequate mitigation measures shall be taken to control emissions of SO2, NOx, SPM, RSPM.

b) Applicant shall achieve following Ambient Air Quality standards.

1	SPM	Not to Exceed (Annual Average)	140	µg/ m^3
		Not to Exceed (24 hours)	500	µg/ m^3
2	SO_2	Not to Exceed (Annual Average)	60	µg/ m^3
		Not to Exceed (24 hours)	80	µg/ m^3
3	NO_x	Not to Exceed (Annual Average)	60	µg/ m^3
		Not to Exceed (24 hours)	80	µg/ m^3
4	RSPM	Not to Exceed (Annual Average)	60	µg/ m^3
		Not to Exceed (24 hours)	100	µg/ m^3

(iii) **The Applicant shall observe the following fuel patterns**

No.	Type of Fuel	Quantity
1	HSD	1560 lit/day.

(iv) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height
1	DG set (1 x 125 KVA)	36.7 mtrs each
2	DG set (2 x 160 KVA)	37.2 mtrs each

(v) **Conditions for DG Sets :-**

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer.
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

(vi) **Other Conditions:**

a) The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.

b) Water spraying shall be done on ground to avoid fugitive emissions.

c) Construction material shall be carried in enclosed vehicles during constriction activities.

(vii) **Conditions For Utilities like Kitchen, Eating Places etc., :-**

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. 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 way that no nuisance is caused to neighbors.



(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned as between 6 a.m. to 10 p.m. and night time is reckoned between 10 p.m. to 6 a.m.

(ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.

(x) No construction work is permitted during night time.

6. CONDITIONS UNDER HW (M & H) & AMENDMENT RULES 2003

(i) The applicant shall handle hazardous wastes as specified below.

Sl.	Item No. as per Sch-I	Type of Waste	Quantity	Disposal
01	5.1	Used oil/Waste Oil		Shall be sent to authorized recycler/reprosser

(ii) Treatment :–

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer.

8. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

9. **No manufacturing activity shall be carried out within the premises of the project.**

10. **The applicant shall use flyash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.**

11. **The applicant shall adopt environment friendly technology in development of the project.**

12. **The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.**

13. **The applicant shall comply with the conditions stipulated in Environmental Clearance granted by MoEF, GOI vide no F. No. 21-348/2007-IA.III. dated 24.12.2007**

14. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;

15. **This consent is issued pursuant to the decision of Consent Committee meeting held on 25.03.2008.**

16. The capital investment of the project is Rs. 153/- crores.

For and on behalf of the
Maharashtra Pollution Control Board

(Sanjay Khandare)
Member Secretary

To
M/s. Gloria Associates
'Gloria' Residential Complex Project
At S. No. 47/4A + 4B + 5 + 6 + 9 + 11 + 12 + 16
Opp. Hotel Ambrosia, Mulshi Road,
Pune

Copy forwarded with compliments to
The Collector, Mumbai
Copy to
1. Regional Officer, Mumbai, MPCB,
2. Sub Regional officer, Mumbai- I, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,
Received consent fee of

Amount	DD No.	Date	Drawn on
Rs 153000/-	104897	15.02.2008	HDFC Bank

4. Cess Branch, MPCB, Mumbai. 5. Master file.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010437/24020781/24014701
Fax: 24023516/24024068/24044531
Website: http://mpcb.gov.in
E-mail: enquiry@mpcb.gov.in

Kalpataru Point, 2nd, 3rd & 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai- 400 022.

EIC No: PN-8594-11
Infrastructure Project/LSI
Consent No. BO/RO(HQ)/Pune/CO/CC- 62

Date: 16 /05/2011

Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundry Movement) Rules 2008.
[To be referred as Water Act, Air Act and HW (M,H &TM) Rules respectively].

Consent to Operate is granted to,

M/s. Gloria Associates,
S. No: 47/4A, 4B, 5,6,9,11,12,16,
Opp. Hotel Ambrosia, Mulshi Road, Bavdhan, Pune

located in the area declared under the provisions of the Water Act, Air Act and Authorization under the provisions of HW (M,H &TM) Rules subject to the provisions of the Act and the Rules and the orders that may be made further and subject to the following terms and conditions:

1. **The Consent to Operate is granted for a period up to: 31/12/2012.**

For Residential Project (Building Nos. A,B,C,D) named as **M/s. Gloria Associates,** S.No: 47/4A, 4B, 5,6,9,11,12,16, Opp. Hotel Ambrosia, Mulshi Road, Bavdhan, Pune **on total plot area of 28,020.0 sq. mtr & Construction BUA of 22,352.92 sq. m** including utilities of Residential Project as per occupancy certificate issued by local body.

2. **CONDITIONS UNDER WATER (Prevention & Control of Pollution) ACT, 1974: -**

(i) The quantity of sewage effluent from above construction project shall not exceed **142.0 m^3/day.**

(ii) **Sewage Effluent Treatment:** The Applicant shall provide a comprehensive sewage treatment plant and treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards: -

(1)	pH	Not to exceed	6.5 to 9.0	
(2)	Suspended Solids	Not to exceed	100	mg/l.
(3)	BOD 3 days 27 °C	Not to exceed	20	mg/l.
(4)	Fecal Coli form	Not to exceed	500/100/l	ml.
(5)	Residual Chlorine	Not to exceed	01	mg/l.
(6)	Detergent	Not to exceed	01	mg/l.
(7)	Floating matters	Not to exceed	10	mg/l
(8)	COD	Not to exceed	50	mg/l

Maharashtra Pollution Control Board
Mumbai

(iii) **Sewage effluent Disposal: -**
The treated domestic effluent shall be 80 % recycled and reused for flushing & gardening. In no case, effluent shall find its way to any water body directly / indirectly at any time.
[Project proponent shall operate STP for five years from the date of obtaining occupancy certificate]

(iv) **Non-Hazardous Solid Waste: -**
The total quantity shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity (Kg/Day)	Treatment	Disposal
1.	Bio Degradable Waste	264	Composting	Used as manure
2.	STP Sludge	30		
3.	Non Bio Degradable Waste	396	--	Landfill site

3. **Other Conditions: -**

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
2. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
3. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
4. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
5. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and
method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
6. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
7. For disinfections of waste water ultra violet radiation shall be used in place of chlorination

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under: -
The daily water consumption for the following categories shall not exceed, as under

a) Domestic **178.20 CMD**
b) Make up for Flushing --
c) Fire fighting --
d) Agriculture/Gardening --

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981: -**

(i) The Applicant shall install **3-nos** of diesel generating sets (DG Sets), of capacity **160 KVAx 2-Nos & 125 KVA each** and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:-

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm^3
ii)	SO2 (DG Set)	Not to Exceed	15	Kg/day

Maharashtra Pollution Control Board Mumbai

(ii) **The applicant shall observe the following fuel pattern:**

No.	Type of Fuel	Quantity
1	HSD	114 Ltrs / D

(iii) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height above roof top of the building in which it is installed
1	D.G.Set **160 KVAx 2-Nos** **& 125 KVA**	3.0 each 2.0 Mtrs

(iv) **Conditions for DG Sets:-**

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

(vi) **Other Conditions:**

a) The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered, as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.

(vii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

6. **CONDITIONS UNDER HW (MH &TM) RULES, 2008:**

(i) The applicant shall handle hazardous wastes as specified below:

Sr.No.	HW as per Schedule-I	Type of Waste	Quantity	Disposal
Industry Shall not generate any type of Hazardous Waste				

7. The applicant shall adopt environment friendly technology in development of the project.

Maharashtra Pollution Control Board Mumbai

8. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.

9. This is issued pursuant to the decision of **Consent Committee** of the Board in its meeting held on **31st March 2011** and approval of Hon'ble Chairperson of Board.

10. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: **EC/2008/C.R.76A/TC/I, dt: 31/03/2009.**

11. The applicant shall submit **Bank Guarantee of Rs. 5.0 Lakhs** towards the compliance of consent conditions at Regional Office, MPCB, Pune within 15-days.

12. The capital investment of the total project is **Rs. 153 Crores.** The part completed Residential Project (Building Nos. A,B,C,D) having capital investment of **Rs. 62.17 Crore.**

Maharashtra Pollution Control Board Mumbai

10/5/2011

(Radheshyam Mopalwaar)
Member Secretary

To;
M/s. Gloria Associates,
S. No. 47/4A, 4B, 5,6,9,11,12,16,
Opp. Hotel Ambrosia, Mulshi Road, Bavdhan, Pune

Copy to-

1. Regional Officer, MPCB, Pune, He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Pune-I. MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,

Received consent fee of:-

Amount	DD No.	Date	Drawn on
Rs. 75,000/-	119488	16/12/2010	HDFC Bank

4. Cess Branch, MPCB, Mumbai. 5. Master file.

Monday, July 25, 2011

5:38:42 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6431

गावाचे नाव बावधन खुर्द

दिनांक 25/07/2011

दस्तऐवजाचा अनुक्रमांक हवल15 - 06428 - 2011

दस्ता ऐवजाचा प्रकार घोषणा पत्र

सादर करणाराचे नाव:मे.ग्लोरीया असोसिएटस तर्फे भागीदार मे. परांजपे स्किम्स (कन्स्ट्रक्शन)लि.तर्फे डायरेक्टर एस पी परांजपे तर्फे वि.कु.मू. प्रमोद

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (107)	:-	2140.00
एकूण	रु.	2240.00

आपणास हा दस्त अंदाजे 5:53PM ह्या वेळेस मिळेल

दुय्यम निंबधक
हवेली 15 (दिघी)

बाजार मुल्य: 0 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 100 रु.

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५,पुणे शहर,पुणे

दस्तक्रमांक व वर्ष: 6428/2011

Monday, July 25, 2011

5:41:34 PM

दुय्यम निबंधक: हवेली 15 (दिघी)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बावधन खुर्द

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) घोषणा पत्र

मोबदला रु. 0.00

बा.भा. रु. 0.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णनः गाव मौजे बावधन खु. येथील स.नं.47/4अे +47/4ब+47/5,47/6+47/9,47/11+47/12+47/16 या एकत्रीत मिळकती पैकी 14713.64 चौ. मी. क्षेत्रावरील ग्लोरीया अपार्टमेंट फेज 1 योजनेमधील इमारती (अे बी सी डी) व त्यामधील रहिवाशी अपार्टमेंट , तसेच सामाईक क्षेत्र मोकळी जागा , सामाईक टेरेस व अन्य सोई सुविधांसह मिळकत

(3)क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) चंद्रकांत रायगोंडा पाटील व अन्य 19 (ओनर/ग्रँटर नं 1) तर्फे कु.मू.मे.श्रृती टाय-अफ प्रा.लि.तर्फे दिलीप एस दामले तर्फे वि.कु.मु.श्रीनिवास अनंत देशपांडे . .; घर/फ्लॅट नं: पौड रोड पुणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(2) मे.श्रृती टाय-अफ प्रा.लि.(मुळ विकसनकर्ता - ग्रँटर नं 2)तर्फे दिलीप एस दामले तर्फे वि.कु.मू.श्रीनिवास अनंत देशपांडे - घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(3) मे.ग्लोरीया असोसिएटस तर्फे भागीदार मे. परांजपे स्किम्स (कन्स्ट्रक्शन)लि.तर्फे डायरेक्टर एस पी परांजपे तर्फे वि.कु.मू. प्रमोद रघुनाथ पानसे - ; घर/फ्लॅट नं: कोथरुड पुणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(4) मे.ग्लोरीया असोसिएटस तर्फे भागीदार दिलीप एस दामले तर्फे वि.कु.मू.श्रीनिवास अनंत देशपांडे - .; घर/फ्लॅट नं: पौड रोड पुणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(1) -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा 25/07/2011

(8) नोंदणीचा 25/07/2011

(9) अनुक्रमांक, खंड व पृष्ठ 6428 /2011

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00

(11) बाजारभावाप्रमाणे नोंदणी रु 100.00

(12) शेरा



मी वाचली
मी रुजवात घेतली

अस्सल वरहुकुम नक्कल यास दिली

सदर नक्कल अर्ज...प्रमोद पानसे

यांस त्यांचे तारीख २५/७/२०११

अर्जावरून...समक्ष

तारीख २५/७/२०११



दुय्यम निबंधक, हवेली क्र.१५



महाराष्ट्र MAHARASHTRA

EP 246094

नंबर 5264 100/-
तारीख 31 MAY 2011
गांव Global Associates
पत्ता Prabodhan Nagar Pune
हस्ते S. Wadhwa
नेहा ठेरे, १२१८, बिल्ववन सोसा.,
फर्ग्युसन रस्ता,पुणे-४.(मुद्रांक विक्रेता)
ला. नं. हवेली/11/42/2011

26 MAY 2011

उप कोषागार अधिकारी /
सहायक कोषागार अधिकारी

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

हवेली - १५
४४२९१
२०११

DEED OF DECLARATION

EXHIBIT-A

THIS DEED OF DECLARATION U/S. 2 OF MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 is made at Pune on this 25th day of July 2011.



हवेली - १५
७०२८ | २ | ८६
२०१९

1) Chandrakant Raygonda Patil, age: 54 years, occupation: Business, residing at: 1/A/1, S.No.17, Swapnali Apt., Opp. Sangam Press, Kothrud, Pune

2) Shankar Ganpat Wahale, age: 46 years, occupation: Agriculture, residing at: Bhukum, Tal- Mulshi, Dist. Pune,

3) Sagar Sahebrao Bhelke, age: 30 years, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, Flat No.A/3, Kothrud, Pune,

4) Radhakrishna Sukhdev Davkhar, age: 51 years, occupation: Agriculture, residing at: 1/102, Saurabh Society, 45/11, Karvenagar, Pune

5) Mrs. Durga Ganesh Rudrakar, age: 43 years, occupation: Housewife, residing at: S.No.20, Bharat Colony, Karvenagar, Pune - 52,

6) 6a) Sambhaji Dajiram Ghodke, age: 42 years, occupation: Agriculture/service, residing at: Bavdhan, Tal-Mulshi, Dist.Pune, 6b) Mrs. Indubai Pandurang Jadhav, age: 42 years, occupation: Housewife/Agriculture, residing at: Bavdhan, Tal-Mulshi, Dist.Pune,,

7) 7a) Dattatray Doulat Karanjavane, age: 47 years, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune, 7b)Anil Doulat Karanjavane, age: 37 years, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune,, 7c) Sunil Doulat Karanjavane, age: 35years, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune,, 7d) Smt. Sulochana Doulat Karanjavane, age: 65 years, occupation: House Work, residing at: 47/16, A, Bavdhan Khurd, Mulshi, Pune, 7e) Mrs. Lata Sunil Dhumal, age: 41 years, occupation: Agriculture/Housework, residing at: Wadgaon 32 years, occupation: Agriculture/Housework, residing at: 46/397, Laxmi Nagar, Pune 411 003,

8) 8a)Suresh Dnyanoba Amrale, age: 48 years, occupation: Business/Agriculture, residing at: Jaibhavani Nagar, Pune-411 038, 8b)Atmaram Dattoba Dhamale, age: 45 years, occupation: Business/Agriculture,, residing at: Jaibhavani Nagar, Pune-411 038, 8c) Arun Mahipati Kumbare, age: 49 years, occupation: Business/Agriculture, residing at: : Jaibhavani Nagar, Pune-411 038, 8d) Sanjay Ramchandra Dhongade, age: 45years, occupation: Business/Agriculture, residing at: Nava Ekta Colony, Shastri Nagar, Kothrud, Pune 8e) Ujwala Sanjay Dhongade, age: 40 years, occupation: Housework, residing at: Nava Ekta Colony, Shastri Nagar, Kothrud, Pune and 8f) Parashuram Dattoba Dhamale, age: 40 years, occupation: Business/Agriculture, residing at: Alkapuri Society, Kothrud, Pune,

9) Suresh Balbhim Potdar, age: 49 years, occupation: Business, residing at: Yaksha Nagari, Kothrud, Pune-29,

10) 10a) Ramkrishna Gopalkrishna Nidmarti, age: 66 years, occupation: Business/Agriculturist, residing at: 237, Singh Society, Aundh, Pune -7, 10b) Mrs. Shubhalxmi Ramkrishna Nidmarti, age: 56 years, occupation: Business/Agriculturist, residing at: 237, Singh Society, Aundh, Pune -7,



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11) 11a) Harish Hukumatrai Setlii, age: 59 years, occupation: Business, residing at: 36, Ideal Colony, Paud Road, Kothrud, Pune 29, 11b) Mrs. Shashi Devendra Sabharwal, age: 56 years, occupation: Housewife, residing at: C/2,-C(2)/56, Janak Puri, Delhi,

12) Fab Clean and Care Pvt. Ltd. through its director Mr. Kabir Lulla, age: 30 years, occupation: Business, residing at: 817, Singh Society, Pune – 411 007,

13) 13a) Sarvottam Keshav Pai, age: 65 years, occupation: Business, residing at: Pratishtha Apts., 125/3, Law College Road, Opp. Film Institute, Erandwane, Pune, 13b) Vishnu Madhav Pai, age: 55 years, occupation: Business, residing at: Prabhashali Aprts., 5/12, Anil Park, Erandwane, Pune - 4,

14) Radha Kundalik Zargad, age: 37 years, occupation: Housework, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune – 411 029,

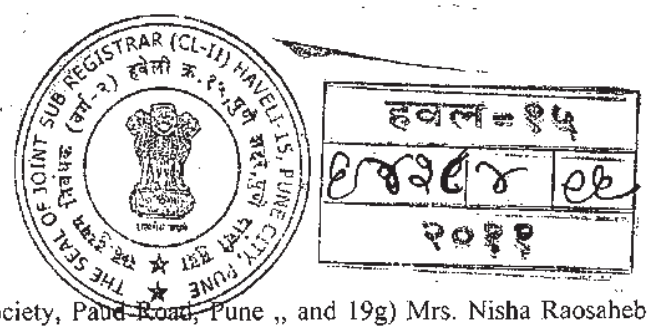
15) Gopi Gajanan Bhelke, age: 27 years, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune – 411 029,

16) Girish Gajanan Bhelke, age: 38 years, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune

17) 17a) Ravindra Appasaheb Patil, age: 34 years, occupation: Agriculture, residing at: 148 (4A+4B) Plot No.7A, Nina Society, Paud Road, Pune , 17b) Mrs. Minakshi Parisa Girmal, age: 44 years, occupation: Agriculture, residing at: B5 Tapodhan Society, Warje Malwadi, Pune, 17c) Mrs. Varsha Appasaheb Katrale, age: 40 years, occupation: Agriculture, residing at: A3 Tapodhan Sah. Soc., Bldg. No.3A, Block 5A, Warje, Pune, 17d) Miss. Suchita Appasaheb Patil, age: 37 years, occupation: Agriculture, residing at: 30/3, Digambar Bldg., Pune-4, 17e) Smt. Vimal Appasaheb Patil, age: 70 years, occupation: Agriculture, residing at: 148 (4A+4B) Plot No.7A, Nina Society, Paud Road, Pune , and 17f) Mrs. Nisha Raosaheb Patil, age: 49 years, occupation: Agriculture, residing at: Bhelke Heights, Kothrud, Pune

18) 18a) Mukesh Champaklal Shah, age: 48 years, occupation: Business/ Agriculturist, residing at: 594, Sadashiv Peth, Express Towers, Pune-30, 18b) Mrs. Smita Mukesh Shah, age: 43 years, occupation: Housewife/Agriculturist, residing at: 594, Sadashiv Peth, Express Towers, Pune-30,,

19) 19a)Baburao Maruti Karanjavane, age: 60 years, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19b)Suresh Baburao Karanjawane, age: 34 years, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19c)Chandrakant Baburao Karanjawane, age: 32 years, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19d)Rajendra Baburao Karanjavane, age: 29 years, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19e) Smt. Nanda Shivaji Khirid, age: 36 years, occupation: Agriculture, residing at Bavdhan Khurd, Pune, 19f) Smt. Vimal Appasaheb Patil age: 70 years, occupation: Agriculture, residing at: 148 (4A+4B) Plot



No.7A, Nina Society, Paud Road, Pune ,, and 19g) Mrs. Nisha Raosaheb Patil, age: 49 years, occupation: Agriculture, residing at: Bhelke Heights, Kothrud, Pune,

20) Santosh Mahadev Dagade age: 30 years, occupation: Agriculture/Business, residing at: Bavdhan Khurd, Mulshi, Pune through their common Power of attorney holder Mr. Dilip S. Damle Director of M/s. Shruti Tie Up Pvt. Ltd. having its registered office at P-17/A Ashutosh Choudhary Avenue, Kolkatta- 700019.

Hereinafter collectively referred to as **OWNER/GRANTOR NO. 1** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, nominees, representatives, administrators and/or assigns, successors in title, liquidators, authorised signatories etc.) of the First Part.

AND

SHRUTI TIE-UP PVT. LTD., a company registered and incorporated under The Companies Act, 1956, having its registered office at P-17/A, Ashutosh Choudhary Avenue, Kolkatta: 700 019 through its authorised signatory Shri. Dilip S. Damle age: 56 years, occupation: Chartered Accountant, residing at: Kolkatta, West Bengal,

Hereinafter referred to as "**ORIGINAL DEVELOPER / GRANTOR NO. 2**" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include its Executors, Administrators, Assignees, Liquidators, Authorised Signatories etc.), of the Second Part

AND

M/s. GLORIA ASSOCIATES, a partnership firm of persons, having its principal place of business at P-17/A, Ashutosh Choudhary Avenue, Kolkatta: 700 019 and a office at PSC House, CTS No. 111+111/2, Anand Colony, Off Prabhat Road, Pune: 411 004, constituted by SHRUTI TIE-UP PVT. LTD., a company registered and incorporated under The Companies Act, 1956, having its registered office at P-17/A, Ashutosh Choudhary Avenue, Kolkatta: 700 019, and PARANJAPE SCHEMES (CONSTRUCTION) LIMITED having its office inter alia at PSC House, C.T.S. No. 111+111/2, Anand Colony, Erandwane, Pune. through its authorised signatories Shri S. P. Paranjape, age: 53 years, residing at Pune; and Shri. Dilip S. Damle age: 56 years, occupation: Chartered Accountant, residing at: Kolkatta, West Bengal,

Hereinafter referred to as "**DEVELOPER/GRANTOR NO. 3**" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include its, Executors, Administrators, Assignees, Liquidators, Authorised Signatories etc.), of the Third Part



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Do hereby declare and state as follows :-

ONE

THAT Grantor No. 1, 2 and 3 are fully qualified and empowered to execute this Declaration

TWO

SCHEDULE – I
(Description of the Larger Property)

All that pieces and parcels of lands admeasuring 40750.00 Sq.mtrs bearing S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) as per sanctioned plan, Village Bavdhan (Kh), Taluka Mulshi, Paud, District Pune more particularly described in the table annexed herewith and marked as **ANNEXURE – 1** within the limits of Pune Municipal Corporation and also within limits of Registration District Pune, Sub District Pune and Pune Urban Agglomeration, together with the rights, liabilities, heriditaments, appurtenants thereto and hereinafter for sake of brevity referred to as the "Larger Property". The xerox copy of the 7/12 extract is annexed and marked as **ANNEXURE - 2.**

SCHEDULE – II
(Subject Matter of Declaration)

a) Out of the 'Larger Property' referred above, the piece and parcel of the land admeasuring 14713.64 Sq.mtrs as per Architect Certificate marked as **ANNEXURE – 3** (hereinafter referred to as " said land") utilized for construction of building 'A,B,C & D' and other edifices hereinafter referred as "said building/s" being constructed as per sanctioned plan together with the rights, liabilities, heriditaments, appurtenants thereto. The land is bounded as follows

On or towards the North	:-	24 meter D.P. Road
On or towards the East	:-	Open Space & S.No. 50
On or towards the West	:-	S.No. 47/16 (Part)
On or towards the South	:-	Open Space

b) F.S.I admeasuring 22352.92 Sq.mtrs utilized for construction of said building/s as per annexed xerox copy of the Architect Certificate.

c) The buildings "A,B,C & D" and other edifices being constructed in the First Phase as per sanctioned plan together with the rights, liabilities, heriditaments, appurtenants thereto.



d) The said land and the building/s "A,B,C & D", edifices, flats/apartments being constructed thereon as per present sanctioned plan collectively referred to as "Gloria Apartments" (Phase – I)

e) It is hereby clarified that the balance land, balance F.S.I. as per architect certificate and F.S.I. / T.D.R. that may be sanctioned in future, the building/s to be constructed in next phase (es) on the balance land in future subject to sanction of Pune Municipal Corporation, 12, 24 and 60 mtr. wide D.P.Roads, Amenity Space and Nala Garden area shown in the sanctioned layout plan is not subject matter of this Deed of Declaration.

f) The set of present sanctioned layout / building plan of Gloria Apartments (Phase – I) is annexed and it is part and parcel of this Deed.

THREE

THAT Shruti Tie-Up Pvt. Ltd. - the Original Developer / Grantor No. 2 acquired the development rights in respect of the Larger Property (serial number wise) by Original Land Owners i.e. the Owners / Grantor No. 1 vide various documents described in the statement annexed and marked as **ANNEXURE - 4.** The Owner / Grantor No. 1 also executed duly registered irrevocable Powers of Attorney/ies pertaining to each of the above development agreement in favour of the Original Developer / Grantor No. 2 for carrying out development of the larger property. By virtue of the said Deeds and Documents the Original Developer / Grantor No. 2 acquired every right to develop the larger property at its own or jointly with any other legal entity.

FOUR

THAT on the basis of the said Development Agreement/s and Power of Attorney/ies Shruti Tie-Up Pvt. Ltd. – Original Developer / Grantor No. 2 and M/s. Paranjape Schemes (Construction) Limited agreed to develop the Larger Property jointly and executed Joint Venture Agreement dated 12.12.2006 for the purpose on the terms and conditions mentioned therein. The said Joint Venture Agreement is registered on the same day, at Sr. No. 8388/06, and subsequent Supplementary Joint Venture Agreement is registered vide Sr. No. 2640/07, dated 30/03/2007 at the office of Joint Sub-Registrar Haveli No. 4, Pune.

FIVE

THAT as per the said Joint Venture Agreement the Original Developer / Grantor No. 2 introduced the development rights of the said larger Property as its capital and M/s. Paranjape Schemes (Construction) Ltd. agreed to bear entire cost of development and construction of the project. M/s. Paranjape Schemes (Construction) Ltd. further agreed to undertake entire construction of the project and marketing and selling activities *inter alia* such as obtaining various permissions and sanctions required for the development of the said Larger Property, carry out entire construction of the project, to accept booking of the flats from prospective customers and to sell the same, receive amounts of



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consideration of the flats and various deposits and execute and register necessary deeds of conveyance as envisaged in the Maharashtra Ownership Flats Act 1963 and / or The Maharashtra Apartment Ownership Act, 1970 and look after entire administration of the project.

SIX

THAT by virtue of the said development agreements, Power of Attorney/ies and the said Joint Venture Agreement the Developer / Grantor No. 3 herein alone is entitled to develop the Larger Property, to construct Flats / Apartments on the said Larger Property and to sell the same in open market and execute and register necessary deeds of conveyance as envisaged in the Maharashtra Ownership Flats Act 1963 and / or The Maharashtra Apartment Ownership Act, 1970,

SEVEN

THAT the Competent Authority, Pune Urban Agglomeration, Pune, constituted under The Urban Land (Ceiling and Regulation) Act, 1976, by various orders held that Owner / Grantor No. 1 do not hold any surplus land as envisaged under the said Act.

EIGHT

THAT the Developer / Grantor No. 3 applied for non-agricultural use of the Larger Property under section 44 of MLR Code and accordingly the Collector Revenue Branch, Pune was pleased to pass necessary order allowing the non-agricultural use of the Larger Property .

NINE

THAT the Pune Municipal Corporation being also the planning authority under the Maharashtra Regional and Town Planning Act, 1966, accepted the combined layout of the larger property. The Promoter / Developer for one or another reason decided to develop the larger property in phases and hence got the plans of the buildings 'A,B,C & D' and other edifices to be constructed on the piece and parcel of the said land sanctioned by Pune Municipal Corporation and obtained Commencement Certificate bearing No. CC/4697, dated 29/03/2007. A xerox copy of the Commencement Certificate is annexed and marked as **ANNEXURE – 5.** The set of sanctioned plan is annexed and it is part and parcel of this Deed.

TEN

THAT the Developer/Grantor No. 3 is now developing ownership scheme on the said land more particularly described in Schedule-II above forming part of the larger property and constructing thereat said building/s comprising of flats/apartments of first phase as per present sanctioned plan.

ELEVEN

THAT in the course of time the Developer/Grantor No. 3 has executed separate Agreements to Sell with intending Purchasers of Flats/Apartments of the project



and registered the same in the office of the concerned Sub-Registrar, Haveli, Pune.

TWELVE

THAT the Flats/Apartments shown in the present sanctioned plan are described in the Statement annexed hereto and marked as **ANNEXURE - 6.** The percentage in voting rights and undivided share, interest in common areas and facilities held by each flat purchaser is calculated on the built-up area and agreement value of each flat / apartment with the knowledge and consent of all flat purchasers from time to time. - A - 66
B - 66
C - 66
D - 66

THIRTEEN

1) COMMON AREAS AND FACILITIES

A) The Developer / Grantor No. 3 has provided following common areas and facilities for enjoyment of all flat / apartment purchasers e.g. Two gas banks, one overhead tank each for building A,B,C &D, one common toilet each for building A,B,C &D, overhead terraces, two lifts, two lift machines, two ducts each for building A,B,C &D, one staircase each for building A,B,C &D, common lights, fire fighting system, two electric meter rooms each for building A,B,C &D, S.T.P., Vermiculture Units, Entrance Lobbies, Corridors, two Gen.Set with automatic change over panel, fabricated staircases at overhead terraces, L.T. Room with transformer, intercom facility, children play area, club house with table tennis room, gymnasium, swimming pool, common hall, podium, side margins of the building/s, open space, security cabin, water treatment plant, garden area, refuge area, four water pumps, entrance gates, paving block area, civic amenities like water, drainage and electrical lines, compound wall etc.

The facilities e.g. gas bank, gen set with automatic change over panel, L.T. room with transformer, children play area, fire fighting system, STP plant, club house, swimming pool, gymnasium, common hall, podium, security cabin, water treatment plant, garden area, water pumps, compound wall etc. are common for the building 'A,B,C,D' of first phase and the proposed building/s to be constructed in next phase(es) on balance land forming part of the larger property. If the Developer / Grantor No. 3 undertakes the development of the property/ies adjacent to the larger property referred above the Purchasers of the flat / apartment of the building/s to be constructed thereat shall also be entitled to use the aforesaid common facilities.

The Developer/ Grantor No. 3 has obtained NOC's, licenses and certificates by different authorities for various facilities provided to the flat / apartment purchasers and the said NOC's /licenses are valid and subsisting. As the Developer / Grantor No. 3 is to handover the reins of the apartment to the elected committee members, the office bearers /elected committee members of the Association / Apex Body as the case may be shall be responsible for renewal of the said No Object Certificates, Licenses, certificates, timely repairs and maintenance of all common facilities and to take all possible safety measures. The common

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JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
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facilities need frequent repairs and maintenance. It is duty and responsibility of the office bearers /committee members of the Association / Apex Body to follow all rules, regulations, conditions, etc. and all concerned laws applicable for time being in force and notifications, circulars there under, published by concerned government authorities / departments and to take all possible safety measures and to maintain the aforesaid common facilities and ensure that no untoward incidence such as accident, loss of life, damage to the property takes place. The responsibility of such happenings shall be on the office bearers /elected committee members of the Association / Apex body as the case may be looking after the upkeep and maintenance of common areas and facilities. The Developer/ Grantor No. 3 will not be responsible for the consequences.

B) **CLUB HOUSE**

A club house has been provided in the complex and the Owners of all flats/Apartments in Gloria Apartment (Phase – I) and purchasers of Flats / Apartments of the building/s to be constructed in next phase(es) on the balance land and on the property/ies adjacent to the larger property referred above in future and their family members staying with them, shall ipso facto be the members of the Club House and shall be entitled to avail the facilities i.e. swimming pool, gymnasium, indoor sports etc. However each and every flat /Apartment purchaser or member from his family shall have to contribute club house fees as per rules and regulations. Till the formation of the Condominium/s on balance land and the property/ies adjacent to the larger property referred above, elected committee member of the building 'A,B,C &D' of the Phase - I shall look after and decide the matters regarding maintenance and up keep of the common areas and facilities. After the formation of the Associations on balance land and on the property/ies adjacent to the larger property referred an Apex Body comprising of Office bearers of each Association shall be formed. The management of the common facilities e.g, gas bank, gen set with automatic change over panel, L.T. room with transformer, children play area, fire fighting system, STP plant, club house, swimming pool, gymnasium, common hall, podium, security cabin, water treatment plant, garden area, water pumps, compound wall etc. shall be with the Apex body. The decision including admission, other rules and regulation including fees to be charged to the members shall be finalized by the Apex body. The decisions of the Apex body shall always be binding on all flat/apartment purchasers. The rules and regulations framed by the Apex body shall be same and identical to all flat/apartment purchasers.

2) **RESTRICTED AREAS/LIMITED COMMON AREAS**

The Developer / Grantor No. 3 has provided following restricted areas / limited common areas and facilities for enjoyment of flat / apartment purchasers.

A) **TERRACES**

Terraces shown against the flats/apartments in the above mentioned statement and marked as Annexure - 6 or those appurtenant to individual flats / apartments are reserved for exclusive use of the respective flat/apartment purchaser and to the exclusion of other flat/apartment purchasers.



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B) PARKING PLACES

Parking areas already created at the site and mentioned in the annexed statement marked as Annexure- 6 and shown in the parking plan annexed as **ANNEXURE- 7** hereto are specifically reserved for parking of vehicles of the purchasers of the flats/apartments of the Phase – I building. The unallotted car parkings shown in the parking plan are reserved for exclusive use of unsold flat / apartment purchasers of the project. All parking areas shall be for exclusive use and enjoyment of the respective owners thereof and to the exclusion of other Flat/apartment purchasers without any other person/s being entitled to object to the same in any manner. All parking areas which are not so specifically reserved and/or allotted in the annexed parking plans belong to Developer/Grantor No.3 and Developer/Grantor No.3 has right and authority to allot those parking areas to any Flat Purchaser of its choice for exclusive use to the exclusion of other flat / apartment purchasers of the project. The disputes however regarding encroachment and/or wrongful use of the parking areas reserved for exclusive use, by any other person/s, shall be handled /solved by the Owner/s of the respective car parking within frame work of Law without holding the Developer/Grantors No.3 responsible in this behalf in any manner whatsoever. The income derived by allotment of unallotted car parkings for exclusive use shall be sole income of Developer/Grantor No.3 alone.

FOURTEEN

THAT a plan of Apartment ownership is hereby constituted is subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 so that each family unit may be conveyed and registered as individual property capable of independent use on account of each having its own exit to common areas and facilities of the condominium each family unit owner having an exclusive and particular right, title and interest in the common areas and facilities as shown above.

FIFTEEN

THAT for the purpose of stamp duty and registration fees on Declaration and Deed of Apartment under Section 13(5) the value of GLORIA APARTMENTS (Phase – I) is distributed as follows:

a) Parcel of land property of Gloria Apartments (Phase – I) is valued at Rs. 1,93,36,689/- (Rs. One Crore Ninety Three Lakhs Thirty Six Thousand Six Hundred Eighty Nine only)

b) Building/s described above are valued at Rs. 105,33,62,601/- (Rs. One Hundred Five Crore Thirty Three Lakhs Sixty Two Thousand Six Hundred One only)

c) Postal address of the building is :- GLORIA APARTMENTS (Phase – I) Building A,B,C &D, S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) Bavdhan, Pune.

SIXTEEN

THAT the general and/or restricted areas/limited common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.



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SEVENTEEN

THAT the percentage of the undivided interest in the general and the restricted areas/ limited common areas and facilities established herein as shown in above paras shall not be changed except by unanimous consent of all the apartment owners expressed in amendment to this deed duly registered.

EIGHTEEN

THAT the undivided interest in the general and the restricted areas/limited common areas and facilities shall not be separated from the family unit to which it pertains and shall be deemed conveyed and encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instruments.

NINETEEN

THAT each apartment owner shall comply with the provisions of this Deed, the Bye-laws, decisions and resolutions of the Association of Apartment Owners, hereinafter referred to as "Association" or its representatives as hereinabove recorded and the failure to comply with any such provisions , decision or resolutions, shall be ground for an action to recover sums due, for damages, or for injunctive relief.

TWENTY

THAT the dedication of the property to the plan of apartment ownership herein shall not be revoked , or the property removed from the plan of Apartment Ownership, or any of the provisions herein amended unless all the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation or amendment or removal of the property from the plan by duly registered instrument.

TWENTY ONE

THAT no apartment owner of a family unit may exempt himself/herself from liability for his/her contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted areas/limited common areas and facilities or by the abandonment or his/her family unit.

TWENTY TWO

THAT all sums assessed by the Association as is herein mentioned but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only (i) charge, if any, on the family unit for payment of Government or Municipal Taxes or both and (ii) all sums unpaid on a first mortgage of the apartment.

TWENTY THREE

THAT all present or future owners, tenants or any other persons that might use the facilities of the buildings in any manner, are subject to the provisions of this



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Deed and that mere acquisition or rental of any of the family units of the buildings or the mere act of occupancy of the units shall signify that the provisions of this Deed are accepted and ratified . The respective family units shall not be rented or given on leave & licence or care taker basis by the apartment owners thereof for transient or hotel purpose, which shall be defined as (a) rental compensation or compensations for any period less than thirty days, or (b) any rental or if the occupants of the family units are provided customary hotel or boarding or lodging or paying guest services other than the forgoing obligations, the apartment owners of the respective family units shall have the absolute right to lease such unit or give it on leave and license or care taker basis provided that the lease or leave and license or care taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the byelaws in Exhibit B attached hereto.

TWENTY FOUR

THAT if the property, subject to the plan of apartment ownership is totally or substantially damaged or destroyed the repair, reconstruction or disposition of the property shall be done as provided by the Maharashtra Apartment Ownership Act, 1970.

TWENTY FIVE

THAT , where a family unit is sold by a mortgage in exercise of his/her powers of sale under the mortgage or by a court in execution of a decree in a suit brought by a mortgagee against the owner of such family units, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition of title by such acquirer, it being understood , however, that the above shall not be construed to prevent the Association of Apartment Owners from filing and claiming charge for such assessments and enforcing the same as provided by law and that such charge shall be subordinate to such mortgage.

TWNETY SIX

THAT in a voluntary conveyance of family unit the Grantee of the unit shall be jointly and severally liable with the Grantors for all unpaid assessments by the Association of Apartment Owners against the later for his/her share of the common expenses up to time of grant or conveyance without prejudice to the grantee's right to recover from the Grantor the amount paid by the Grantee. However, any such Grantee shall be entitled to a statement from the Manager or Board of Mangers of the Association as the case may be , setting forth the amount of the unpaid assessments against the Grantor due to the Association and such Grantee shall not be liable for, nor shall be family unit conveyed subject to a charge for any unpaid assessment made by the Association of Apartment Owners against the Grantors in excess of the amount therein set-forth.



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TWENTY SEVEN

THAT the Manager or Board of Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgagees holding first mortgage covering family units but without prejudicial to the right of the owners of a family unit to obtain individual family unit's insurance.

TWENTY EIGHT

THAT insurance premium for any blanket insurance coverage shall be a common expense to be paid by monthly assessments levied by the Association of Apartment Owners and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premium become due.

TWENTY NINE

THAT the Developer/Grantor No.3 has reserved the right to sell the unsold flats if any of the buildings A,B, C & D of the present sanctioned plan to any person of its choice at any cost the Developer/Grantor No.3 may deem fit. The income derived by sale of such unsold flats shall be sole income of the Developer/Grantor No.3 alone and the Gloria Apartments (Phase – I) and its members shall have no claim over the same. The would be purchasers of unsold flats of building/s shall be entitled to become member of the Apartment by paying share money and entrance fee only and shall be liable to pay maintenance charges of their respective flats after possession is offered to them. The Developer/Grantor No.3 shall not be liable to pay maintenance charges of unsold flats/apartments.

THIRTY

THAT the Developer/Grantor No. 3 has reserved the right to develop the balance land forming part of the larger property and construct thereat one or more building/s of ownership flat/apartment project thereon, sell the flats/apartments of the proposed building/s, to file separate Deed of Declaration of the balance land and the proposed building/s, form separate Condominium / Association of Apartment, extend all or any of the common facility of the 'Gloria Apartments' (Phase – I) to the prospective flat / apartment purchasers of the proposed building/s to be constructed on the balance land and adjacent property/ies, right to receive to handover and receive the monitory consideration or utilize maximum potentials of balance F.S.I. / T.D.R. and the F.S.I / T.D.R. that may become available of the said land and said D.P. Roads, amenity space, nala garden area in future for construction of the building/s on balance land, utilize the open space and utilities like water, water tank, drainage, electricity, roads, fire fighting systems, entrance gate etc. of Gloria Apartment (Phase – I) for proposed construction by paying necessary charges and pass – repass, ingress, egress through the property of Gloria Apartment (Phase – I), to receive consideration from the Flat/Apartment Purchasers, register Deed of Amendment/Deed of Correction to this Deed and execute Deed of Apartments of the proposed Flats/Apartments and all other rights required for completing the ownership scheme thereat in all respect. The income derived by sell of proposed flats/apartments shall be sole income of the Developer/Grantor No.3 alone. Even though, possession and occupation of the existing Flats/Apartments of Gloria Apartments Phase – I has been given, the aforesaid rights of the Developer/Grantor No.3 shall remain unaffected. The internal road shall be common for flat purchasers of

-13-



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२०१४

Phase - I and the building to be constructed on balance land in future. The above facts are disclosed and communicated by the Grantors to the Flat/Apartment Purchasers of Phase – I from time to time. The Flat/Apartment Purchasers confirmed that they have knowledge of the same and admitted the afore facts and the rights retained by Developer/Grantor No.3 by executing affidavits and issuing no objection letter and have given blanket consent to Developer/Grantor No.3 for proposed construction and sell of proposed flats/apartments to be constructed on the balance land. The Flat/Apartment Purchaser further agreed not to raise any objection in this behalf and further agreed to co-operate the Developer/Grantor No.3 and the prospective flat purchasers in all respect and not to complain for the inconvenience caused if any.

THIRTY ONE

The Developer / Grantor No. 3 has reserved the right to handover 12, 24 and 60 mtr. wide D.P. Road, amenity space, Nala Garden area to Pune Municipal Corporation and accept monetary consideration there for and / or use the F.S.I. / T.D.R. thereof for construction of the proposed building on the balance land. These areas are not part of the scheme and this Declaration.

THIRTY TWO

THAT the Grantors have reserved the right to file Supplementary Deed of Declaration /Deed of Amendment / Deed of Correction to this Deed and register the same in the office of the concerned Sub-Registrar Pune to bring on record amendment if any or error or omission if any remained in this deed due to oversight. Such Supplementary Deed of Declaration/Deed of Amendment / Deed of Correction shall be part and parcel of this Deed and all deeds shall be read and construed simultaneously and not in isolation. The contents of the Deeds shall be binding on all flat purchasers of the apartment.

THIRTY THREE

THAT the persons occupying the flat/apartment in the next phase(es) the Developer/Grantor No. 3 may implement on the balance land and the adjacent property/ies in future shall have perpetual and uninterrupted right to enter and the right to pass, re-pass, ingress and egress through the property of Gloria Apartments (Phase – I) .

IN WITNESS WHEREOF THE PARTIES HAVE SET AND SUBSCRIBED THEIR HANDS ON THE DAY AND THE YEAR HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by within named –
Owner/Grantor No. 1 through their common
Power of Attorney holder Mr. Dilip S. Damle,
Director of M/s. Shruti tie-up pvt. Ltd.

-14-



SIGNED AND DELIVERED by within named – M/s. Shruti tie-up pvt. Ltd. - Original Developer /Grantor No. 2 through its authorised signatory Shree. Dilip S. Damle

SIGNED AND DELIVERED by within named Developer/Grantor No. 3 M/s. Gloria Associates constituted by M/s. Shruti tie-up pvt. Ltd. through its Authorized Signatory Mr. Dilip S. Damle and M/s. Paranjape Schemes (Construction) Limited through its Authorised Signatory Shri. S.P. Paranjape

Witnesses:

1) Santosh Dhamdhere
Vadgaon Sheri, Pune

2)

PRASANNA V. MARNE
87/5, Plot No. 10 B,
Shriram Niwas, Azadnagar,
Kothrud, PUNE-29

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : - 24010437/24020781/24014701
Fax : - 24044532 / 24023516
Email :- enquiry@mpcb.gov.in
Visit At:- http://mpcb.gov.in

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

Infrastructure /Orange/I..S.I

Consent order No: Format 1.0/BO/ROHQ/CO/PN-20490-14/CC - 3094 *Date: 29/03/2014*

To,

M/s Gloria Associates "Gloria"
S. No. 47/4A + 4B + 5 + 6 + 9 + 11 + 12 + 16,
Opp. Hotel Ambrosia,
Mulshi Road, Bavdhan Pune. 411021

Sub : Consent to Operate in Orange category for Residential Building Project.

Ref : Minutes of Consent committee meeting held on 18/03/2014

Your application: - CR1310000335

Date: **11/10/2013.**

For: Consent to Operate (part) for Building construction project.

Under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to **Operate (part)** is granted for a period upto:- **31/01/2015**
2. The Capital investment of the Project is **Rs. 62.17 Crs**. (As per CA certificate).
3. The Consent to operate is valid for residential project developed by **M/s. Gloria Associates named as "Gloria" at S. No. 47/4A + 4B + 5 + 6 + 9 + 11 + 12 + 16, Opp. Hotel Ambrosia, Mulshi Road, Bavdhan Pune** on total plot area of **28020.0 m2** and construction completed Built up area of **22352.92 m^2** out of total builtup area **37463.0 m^2**. As per construction commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	142.0 CMD	As per Schedule –I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

SRO Pune I/I/O/L/46570000

Maharashtra Pollution Control Board

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

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (160 x 4 KVA)	1	As per Schedule –II

6. **Conditions under Municipal Solid Waste (Management and Handling) Rule,2000**

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	264.0	Kg/Day	Vermi Composting Beds	
2.	Non Biodegradable Waste	360.0	Kg/Day	Segregation	By sale

7. **This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.**

8. **The applicant shall comply with the conditions stipulated in Environment Clearance granted by GoI, vide no: 21-348/2007-IA.III dated 24/12/2007.**

9. **This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.**

10. **The applicant shall submit the affidavit within 15 days in the prescribed format regarding the part of the built-up area /building for which application for consent to 1st operate is made and that the same is included in the Environment Clearance accorded.**

11. **PP shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.**

12. **Applicant shall obtain revalidated environment clearance from competent authority before applying for consent to operate for next phase of construction project.**

For and on behalf of the
Maharashtra Pollution Control Board

Maharashtra Pollution Control Board Mumbai

(Rajeev Kumar Mittal) IAS
Member Secretary

Received Consent fee of –

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	100000	132939	08/04/2013	HDFC Bank

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) **A] As per your consent application, you have provided the sewage treatment system with the design capacity of 275.0 CMD.**

B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l,
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l,
4	Detergent	Not to exceed	01 mg/l.

C] The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

2) **The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works 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 an extension or addition thereto.**

3) **The firm 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) **In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.**

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	178.0

5) **The firm shall provide Specific Water Pollution control system as per the conditions of EPAct,1986 and rule made there under from time to time/ Environmental Clearance.**

Maharashtra Pollution Control Board Mumbai

Schedule-II

Terms & conditions for compliance of Air & Noise Pollution Control:

1. As per your application, you have erected following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (160 x4 KVA)	4.0	HSD/ Diesel	166.0 Lit/Hr.

* D.G. Set shall be operate only in case of power failure.

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:

Particulate matter	Not to exceed	150.00 mg/Nm^3.

3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.

4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary)

5. Ambient noise levels should conform to prescribed standards both during day and night. The ambient air and noise quality should be closely monitored during construction phase.

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Operate	Rs. 5.0 lakhs	15 days	Rs. 5.0 lakhs for ensuring the compliance consent conditions	31/01/2015	31/05/2015

Maharashtra Pollution Control Board Mumbai

Schedule-IV

General Conditions:

1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011.
3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
4) The applicant shall install a separate meter showing the consumption of energy for operation of sewage treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
5) 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.
6) 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) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
   d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.
   e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
   f) 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.
   g) D.G. Set shall be operated only in case of power failure.
   h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
   i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
7) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
8) 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.
9) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
10) The treated sewage shall be disinfected using suitable disinfection method.
11) 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.
12) The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.

Maharashtra Pollution Control Board Mumbai

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781 /24037124/24035273
Fax : 24044532/24024068 /24023516
Email : jdwater @mpcb.gov.in
Visit At : http://mpcb.gov.in

Kalpataru Point, 3rd & 4th floor,
Sion- Matunga Scheme Road No. 8,
Opp. Cine Planet Cinema, Near Sion Circle,
Sion (E), Mumbai - 400022

Infrastructure /Red/LSI
Consent order No: Format1.0/BO/JD (WPC)/UAN-21334/CO/CC- 1905000835
Date 16/05/2019

To,
M/s. Gloria Associates "Gloria Grace"
Sr No.47 (4A+4B+5+6+9+11+12+16+4/B+13+14/P+19),
Opposite Ambrosia, Mulshi Road, Bavdhan, Pune

Sub: Renewal of Consent to For housing Projects is granted under Red category.

Ref : 1. Grand Consent to Operate Vide No. Format 1.0/BO/RO(HQ)/CO/PN-20490-14/CC-3094 dt.29/03/2014.
2. Environmental Clearance obtained Vide SEAC-III-2015/CR-123/TC-III dt.19/01/2017.
3. Your Application vide UAN No. 21334 dt.14/02/2017
4. Minutes of Consent Committee meeting held on 12/02/2018.

For: Renewal Consent to Operate (Part) for housing Construction project under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The Consent to Operate (Part) is granted for period up to 31/01/2020.

2. The proposed capital investment of the project is Rs. 59.01Cr.
(As per C.A certificate submitted by project proponent)

The Renewal of Consent to Operate (Part) is valid for **Residential Construction Projects** named as **M/s. Gloria Associates "Gloria Grace" Sr No.47(4A+4B+5+6+9+11+12+16+4/B+13+14/P+19), Opposite Ambrosia, Mulshi Road, Bavdhan, Pune.** For total plot area of 28.020 Sqm and construction built up area 22352.92 Sqm out of total construction BUA 37463.0 Sqm including utilities and services as per architect Certificate Submitted by project proponent dt.09.03.2017.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	142	As per Schedule –I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	4 DG Set each of 160 KVA	640 KVA	1	As Per Schedule –II

5. **Conditions under Solid Waste Management Rules, 2016:**

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	264 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	360 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	23.0 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. 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.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in environmental Clearance Obtained from SEAC, Environment Department , Government of Maharashtra , dtd .19.01.2017 for total plot area 47,181.0 Sqm and construction BUA 1,05,852.0 sqm .

For and on behalf of the
Maharashtra Pollution Control Board

15/5/19

(P.K. Mirashe)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	100000.0	TXN1702002023	15/02/2017	Online
2	200000.0	NEFT	17/09/2018	HDFC Bank

Copy to:

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

Maharashtra Pollution Control Board

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have installed of Sewage Treatment Plants (**STP**) with the design capacity of 275.**0 CMD**

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

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	**BOD (3 days 27°C)**	**10**
02	Suspended Solids	50
03	COD	50
04	Residual Chlorine	1 ppm

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

2) The industry should 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.

3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	**Purpose for water consumed**	**Water consumption quantity (CMD)**
1.	Domestic purpose	178.0

4) 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.

Maharashtra Pollution Control Board

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO_2 Kg/day
1	4 DG Set of (640 KVA)	Acoustic enclosure	5.06 (each)	HSD	166	Lit/Hr	1	79.68

*** Above roof of the building in which it is installed.**

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

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

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. 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).

Maharashtra Pollution Control Board

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate	Rs. 10 lakh	15 Days	Towards O & M of pollution Control System.	Continuous	31.03.2020

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
5) Conditions for D.G. Set
   a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
   b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
   c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
   d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.
   e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
   f) 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.
   g) D.G. Set shall be operated only in case of power failure.
   h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
   i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
8) The treated sewage shall be disinfected using suitable disinfection method.
9) 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.

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

Maharashtra Pollution Control Board

Acknowledgement Receipt for Consent To Operate

Date : 20 May 2014 **Acknowledgement No. :** 024510

This is to acknowledge the receipt of your application form for Consent. The details are shown below.

Industry Name	Gloria Associates- Gloria
Consent Type	NEW APPLICATION C2O
Fee Received	75000/- + 100/-
Demand Draft No.	137423 & 803976
Demand Draft Date	07/Apr/2014 & 19/May/2014
Bank Name	HDFC & SBI
FTS No.	140520FT0088
Submitted At	RO-Pune

NOTE :-

For any further correspondence with this office , you are requested to quote the above mentioned Acknowledgement No.

This is computer generated receipt, hence does not required any signature.

पावती

Friday,November 14 ,2014
1:02 PM

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 10659 दिनांक: 14/11/2014

गावाचे नाव: बावधन खुर्द
दस्तऐवजाचा अनुक्रमांक: हवल4-10061-2014
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: चंद्रकांत रायगोंडा पाटील व इतर (ओनर / ग्रॅन्टर नं 1)तर्फे कु मु श्रुती टाय अप प्रा लि तर्फे संचालक श्री दिलीप एस दामले तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1840.00
पृष्ठांची संख्या: 92	
एकूण:	रु. 1940.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 1:14 PM ला देण्यात येईल

सह दुय्यम निबंधक, हवेली-4

सह दुय्यम निबंधक (वर्ग-२)
हवेली क्र. ४, पुणे

बाजार मुल्य: रु.1 /-
भरलेले मुद्रांक शुल्क : रु. 100/-
मोबदला: रु.0/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु 1840/-

Index-2(सूची - २)

14/11/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 4
दस्त क्रमांक : 10061/2014
नोंदणी :
Regn:63m

गावाचे नाव : 1) बावधन खुर्द

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन :, इतर माहिती: गाव मौजे बावधन खुर्द ता मुळशी जि पुणे येथील सर्व्हे नं 47/4अ+47/4ब+5+6+9+11+12+16 यासी क्षेत्र 7144 चौ मी या मिळकतीवरील ग्लोरिया ग्रेस अपार्टमेंट(बिल्डींग ई,एफ,जी)कंडोमिनियम मधील ई एफ आणि जी इमारती त्यामधील सदनिका सामाईक क्षेत्र सोईसुविधा मोकळी जागा व तदनुषगिक सर्व हक्क इत्यादी.((Survey Number : 47/4अ+47/4ब+5+6+9+11+12+16 ;))
(5) क्षेत्रफळ	1) 7144 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंद्रकांत रायगोंडा पाटील व इतर (ओनर / ग्रॅन्टर नं 1)तर्फे कु मु श्रृती टाय अप प्रा लि तर्फे संचालक श्री दिलीप एस दामले तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कोथरूड पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411038 पॅन नं:- 2): नाव:-मे श्रृती टाय -अप प्रा लि तर्फे अधिकृत स्वाक्षरीकार श्री दिलीप एस दामले (ओरिजनल डेव्हलपर / ग्रॅन्टर नं 2) तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे - - वय:-43; पत्ता:--, -, -, कोथरूड पुणे , -, Bhusari Colony, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411038 पॅन नं:- 3): नाव:-मे ग्लोरिया असोसिएटस भागीदार संस्था तर्फे अधिकृत स्वाक्षरीकार श्री दिलीप एस दामले तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे आणि मे परांजपे स्कीम्स (कन्स्ट्रक्शन) लि तर्फे अधिकृत स्वाक्षरीकार श्री एस पी परांजपे (डेव्हलपर) तर्फे वि कु मु म्हणुन श्री राजेश श्रीकृष्ण गोपाळ वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राजेंद्र नगर पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411031 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नकाशा मागणी केली दस्तासोबतची नक्कल अर्जदार यांना दिली दि.
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/11/2014
(10)दस्त नोंदणी केल्याचा दिनांक	14/11/2014 रोजी रुजवात घेतली
(11)अनुक्रमांक,खंड व पृष्ठ	10061/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सह दुय्यम निबंधक (वर्ग-२), हवेली क्र. ४, पुणे

SEAL OF THE SUB REGISTRAR ★ HAVELI-IV

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महाराष्ट्र MAHARASHTRA © 2014 © LG 343161

दस्ताचा प्रकार/अनुच्छेद क्रमांक :- डीड ऑफ डिक्लरेशन
दस्त नोंदणी करणार आहेत का ? :-
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव :-
बिलजताचे वर्णन :-
मोबदला रक्कम :-
दिनांक विकत घेणाऱ्याचे नांव व पत्ता :- ग्लोरीया असो लिमिटेड
दस्त्या पक्षकाराचे नांव :- हवेली पुणे ५
हस्से असल्यास नांव व पत्ता :- सुधीर वाबीले, पुणे ४
मुद्रांक शुल्क रक्कम :- 100/-
मुद्रांक विक्री नोंद वही अनु क्रमांक :- 7571 दि. 25 AUG 2014
मुद्रांक विक्रेत्याची सही :-
परीमाणाधारक मुद्रांक विक्रेत्याची सही/पत्ता/परवाना क्रमांक

नितिन एच. गांधी
ना. नं. २२०१०५४
शॉप २४, केदार एम्पायर, कर्वे रोड, [illegible]
मो.नं. ०२०-२५४६३४०[illegible]

16 AUG 2014
सह दुय्यम निबंधक हवेली क्र. ४
दस्त क्रमांक पुणे ४

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DEED OF DECLARATION

EXHIBIT-A

THIS DEED OF DECLARATION U/S. 2 OF MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 is made at Pune, Tal. Haveli, Dist. Pune on this 14th day of NOVEMBER 2014.

R.S. Gandhi

S ADVOCATE

1) Chandrakant Raygonda Patil, Age :- Adult, occupation: Business, residing at: 1/A/1, S.No.17, Swapnali Apt., Opp. Sangam Press, Kothrud, Pune

2) Shankar Ganpat Wahale, Age :- Adult, occupation: Agriculture, residing at: Bhukum, Tal- Mulshi, Dist. Pune,

3) Sagar Sahebrao Bhelke, Age :- Adult, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, Flat No.A/3, Kothrud, Pune,

4) Radhakrishna Sukhdev Davkhar, Age :- Adult, occupation: Agriculture, residing at: 1/102, Saurabh Society, 45/11, Karvenagar, Pune

5) Mrs. Durga Ganesh Rudrakar, Age :- Adult, occupation: Housewife, residing at: S.No.20, Bharat Colony, Karvenagar, Pune - 52,

6) 6a) Sambhaji Dajiram Ghodke, Age :- Adult, occupation: Agriculture/service, residing at: Bavdhan, Tal-Mulshi, Dist.Pune, 6b) Mrs. Indubai Pandurang Jadhav, Age :- Adult, occupation: Housewife/Agriculture, residing at: Bavdhan, Tal-Mulshi, Dist.Pune,,

7) 7a) Dattatray Doulat Karanjavane, Age :- Adult, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune, 7b)Anil Doulat Karanjavane, Age :- Adult, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune,, 7c) Sunil Doulat Karanjavane, Age :- Adult, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune,, 7d) Smt. Sulochana Doulat Karanjavane, Age :- Adult, occupation: House Work, residing at: 47/16, A, Bavdhan Khurd, Mulshi, Pune, 7e) Mrs. Lata Sunil Dhumal, Age :- Adult, occupation: Agriculture/Housework, residing at: Wadgaon 32 years, occupation: Agriculture/Housework, residing at: 46/397, Laxmi Nagar, Pune 411 003,

8) 8a)Suresh Dnyanoba Amrale, Age :- Adult, occupation: Business/Agriculture, residing at: Jaibhavani Nagar, Pune-411 038, 8b)Atmaram Dattoba Dhamale, Age :- Adult, occupation: Business/Agriculture, residing at: Jaibhavani Nagar, Pune-411 038, 8c) Arun Mahipati Kumbare, Age :- Adult, occupation: Business/Agriculture, residing at: : Jaibhavani Nagar, Pune-411 038, 8d) Sanjay Ramchandra Dhongade, Age :- Adult, occupation: Business/Agriculture, residing at: Nava Ekta Colony, Shastri Nagar, Kothrud, Pune 8e) Ujwala Sanjay Dhongade, Age :- Adult, occupation: Housework, residing at: Nava Ekta Colony, Shastri Nagar, Kothrud, Pune and 8f) Parashuram Dattoba Dhamale, Age :- Adult, occupation: Business/Agriculture, residing at: Alkapuri Society, Kothrud, Pune,

9) Suresh Balbhim Potdar, Age :- Adult, occupation: Business, residing at: Yaksha Nagari, Kothrud, Pune-29

10) 10a) Ramkrishna Gopalkrishna Bidmarti, Age :- Adult, occupation: Business/Agriculturist, residing at: 237, Singh Society, Aundh, Pune-7

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10b) Mrs. Shubhalxmi Ramkrishna Nidmarti, age: 56 years, occupation: Business/Agriculturist, residing at: 237, Singh Society, Aundh, Pune -7,

11) 11a) Harish Hukumatrai Sethi, Age :- Adult, occupation: Business, residing at: 36, Ideal Colony, Paud Road, Kothrud, Pune 29, 11b) Mrs. Shashi Devendra Sabharwal, Age :- Adult, occupation: Housewife, residing at: C/2,-C(2)/56, Janak Puri, Delhi,

12) Fab Clean and Care Pvt. Ltd. through its director Mr. Kabir Lulla, Age :- Adult, occupation: Business, residing at: 817, Singh Society, Pune – 411 007,

13) 13a) Sarvottam Keshav Pai, Age :- Adult, occupation: Business, residing at: Pratishtha Apts., 125/3, Law College Road, Opp. Film Institute, Erandwane, Pune, 13b) Vishnu Madhav Pai, Age :- Adult, occupation: Business, residing at: Prabhashali Aprts., 5/12, Anil Park, Erandwane, Pune - 4,

14) Radha Kundalik Zargad, Age :- Adult, occupation: Housework, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune – 411 029,

15) Gopi Gajanan Bhelke, Age :- Adult, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune – 411 029,

16) Girish Gajanan Bhelke, Age :- Adult, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune

17) 17a) Ravindra Appasaheb Patil, Age :- Adult, occupation: Agriculture, residing at: 148 (4A+4B) Plot No.7A, Nina Society, Paud Road, Pune , 17b), Mrs. Minakshi Parisa Girmal, Age :- Adult, occupation: Agriculture, residing at: B5 Tapodhan Society, Warje Malwadi, Pune, 17c), Mrs. Varsha Appasaheb Katrale, Age :- Adult, occupation: Agriculture, residing at: A3 Tapodhan Sah. Soc., Bldg. No.3A, Block 5A, Warje, Pune, 17d) Miss. Suchita Appasaheb Patil, Age :- Adult, occupation: Agriculture, residing at: 30/3, Digambar Bldg., Pune-4, 17e) Smt. Vimal Appasaheb Patil, Age :- Adult, occupation: Agriculture, residing at: 148 (4A+4B) Plot No.7A, Nina Society, Paud Road, Pune , and 17f) Mrs. Nisha Raosaheb Patil, Age :- Adult, occupation: Agriculture, residing at: Bhelke Heights, Kothrud, Pune

18) 18a) Mukesh Champaklal Shah, Age :- Adult, occupation: Business/ Agriculturist, residing at: 594, Sadashiv Peth, Express Towers, Pune-30, 18b) Mrs. Smita Mukesh Shah, Age :- Adult, occupation: Housewife/Agriculturist, residing at: 594, Sadashiv Peth, Express Towers, Pune-30,,

19) 19a)Baburao Maruti Karanjavane, Age :- Adult, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19b)Suresh Baburao Karanjawane, Age :- Adult, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19c)Chandrakant Baburao Karanjawane, Age :- Adult, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19d)Rajendra Baburao Karanjavane, Age :- Adult, occupation: Agriculture, residing at:

Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19e) Smt. Nanda Shivaji Khirid, Age :- Adult, occupation: Agriculture, residing at Bavdhan Khurd, Pune, 19f) Smt. Vimal Appasaheb Patil Age :- Adult, occupation: Agriculture, residing at: 148 (4A+4B) Plot No.7A, Nina Society, Paud Road, Pune and 19g) Mrs. Nisha Raosaheb Patil, Age :- Adult, occupation: Agriculture, residing at: Bhelke Heights, Kothrud, Pune,

20) Santosh Mahadev Dagade Age :- Adult, occupation: Agriculture/Business, residing at: Bavdhan Khurd, Mulshi, Pune through their common Power of attorney holder Mr. Dilip S. Damle Director of M/s. Shruti Tie Up Pvt. Ltd. having its registered office at P-17/A Ashutosh Choudhary Avenue, Kolkatta- 700019, age : adult, Occupation : Chartered Accountant, residing at Kolkatta, West Bengal.

Hereinafter collectively referred to as **OWNER/GRANTOR NO. 1** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, nominees, representatives, administrators and/or assigns, successors in title, liquidators, authorised signatories etc.) of the First Part.

AND

SHRUTI TIE-UP PVT. LTD., a company registered and incorporated under Companies Act, 1956, having its registered office at P-17/A, Ashutosh Choudhary Avenue, Kolkatta: 700 019 through its authorised signatory Shri. Dilip S. Damle Age: Adult, occupation: Chartered Accountant, residing at: Kolkatta, West Bengal,

Hereinafter referred to as "**ORIGINAL DEVELOPER / GRANTOR NO. 2**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its Executors, Administrators, Assignees, Liquidators, Authorised Signatories etc.), of the Second Part

AND

M/S. GLORIA ASSOCIATES, Partnership Firm, having its principal place of business at P-17/A, Ashutosh Choudhary Avenue, Kolkatta: 700 019 and office at PSC House, CTS No. 111+111/2, Anand Colony, Off Prabhat Road, Pune: 411 004, constituted by Shruti Tie-up Pvt. Ltd., a company registered and incorporated under Companies Act, 1956, having its registered office at P-17/A, Ashutosh Choudhary Avenue, Kolkatta : 700 019, through its authorised signatory Shri. Dilip S. Damle Age :- Adult, occupation: Chartered Accountant, residing at: Kolkatta, West Bengal and Paranjape Schemes (Construction) Limited having its office inter alia at PSC House, C.T.S. No. 111+111/2, Anand Colony, Erandwane, Pune. through its authorised signatory Shri S. P. Paranjape, Age :- Adult, Occupation :- Business, residing at Pune;

Hereinafter referred to as "**DEVELOPER/GRANTOR NO. 3**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its Partners, Executors, Administrators,

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Assignees, Liquidators, Authorised Signatories etc.), of the Third Part. Wherever context permits the party of the First, Second and Third Part is collectively described as "**GRANTORS**".

Do hereby declare and state as follows :-

FIRST

THAT Grantors are fully qualified and empowered to execute this Declaration

SECOND

SCHEDULE – I

(Description of the Larger Property)

All that pieces and parcels of lands admeasuring 40750.00 Sq.mtrs bearing S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) as per sanctioned plan, Village Bavdhan, Pune District Pune more particularly described in the table annexed herewith and marked as **ANNEXURE – 1** within the limits of Pune Municipal Corporation and also within limits of Registration District Pune, Sub District Pune and Pune Urban Agglomeration, together with the rights, liabilities, hereditaments, appurtenants thereto and hereinafter for sake of brevity referred to as the "**LARGER PROPERTY**". The photo copy of the 7/12 extract is annexed and marked as **ANNEXURE - 2**.

SCHEDULE – II

(Subject Matter of Declaration)

a) Out of the 'Larger Property' referred above, the piece and parcel of the land admeasuring 7144 Sq.mtrs as per Architect Certificate a photo copy whereof is annexed and marked as **ANNEXURE – 3** (hereinafter referred to as "**said land**") shown by red colour boundary line in the smaller image of the set of sanctioned plan duly certified by the Architect is annexed hereto together with the rights, liabilities, hereditaments, appurtenants thereto. The land is bounded as follows :-

On or towards the North	:-	By open Space
On or towards the East	:-	By adjoining S.No. 47/9
On or towards the West	:-	By adjoining S.No. 47/16 (P)
On or towards the South	:-	By 60 Mtr. wide road

b) F.S.I admeasuring 12881.16 Sq.mtrs utilized for construction of said building/s as per annexed photo copy of the Architect's Certificate.

c) The buildings OE, F & G (hereinafter referred to as "**said Building/s**") constructed as per sanctioned plan together with the rights, liabilities, hereditaments, appurtenants thereto.

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Barcode 7002947 82 2018

d) The said land and the building/s "E,F &G" constructed thereon comprising of flats is collectively referred to as "**Gloria Grace Apartments**". The contents stated in clause "a to d' above are subject matter of declaration.

e) Except the said land and the said buildings, the rest part of the larger property and buildings, unutilized F.S.I. / T.D.R., 12, 24 and 60 mtr. wide D.P.Roads, Amenity Space and Nala Garden area etc. shown in the sanctioned layout plan, is not subject matter of this Deed of Declaration.

f) For the convenience of registration of this Deed smaller image of the set of composite sanctioned plan of Gloria Grace Apartments duly certified by the Architect is annexed and it is part and parcel of this Deed.

THIRD

THAT Shruti Tie-Up Pvt. Ltd. - the Original Developer / Grantor No. 2 acquired the development rights in respect of the Larger Property (serial number wise) by Original Land Owners i.e. the Owner/Grantor No. 1 vide various documents described in the statement annexed and marked as **ANNEXURE - 4**. The Owner / Grantor No. 1 also executed duly registered irrevocable Power of Attorney/ies pertaining to each of the above development agreement in favour of the Original Developer / Grantor No. 2 for carrying out development of the larger property. By virtue of the said Deeds and Documents the Original Developer / Grantor No. 2 acquired every right to develop the larger property at its own or jointly with any other legal entity.

FOURTH

THAT on the basis of the said Development Agreement/s and Power of Attorney/ies Shruti Tie-Up Pvt. Ltd. – Original Developer / Grantor No. 2 and M/s. Paranjape Schemes (Construction) Limited executed Joint Venture Agreement dated 12.12.2006 for development of the larger property and sell of Flat to be constructed on the terms and conditions mentioned therein. The said Joint Venture Agreement is registered on the same day, at Sr. No. 8388/06, and subsequent Supplementary Joint Venture Agreement is registered vide Sr. No. 2640/07, dated 30/03/2007 at the office of Joint Sub-Registrar Haveli No. 4, Pune.

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FIFTH

THAT as per the terms and conditions of the said Joint Venture Agreement the Original Developer / Grantor No. 2 introduced the development rights of the said larger Property as its capital and M/s. Paranjape Schemes (Construction) Ltd. agreed to bear entire cost of development and construction of the buildings of the project. M/s. Paranjape Schemes (Construction) Ltd. further agreed to undertake marketing and selling activities *inter alia* such as obtaining various permissions and sanctions required for the development of the said Larger Property, carry out entire construction of the buildings of the project, to accept booking of the flats

from prospective customers and to sell the Flats, receive amounts of consideration of the flats and execute and register necessary Deeds of Apartments as envisaged in the Maharashtra Ownership Flats Act 1963 and / or The Maharashtra Apartment Ownership Act, 1970 and look after entire administration of the project.

SIXTH

THAT by virtue of the said Development Agreements, Power of Attorney/ies, Joint Venture Agreement and Supplementary Joint Venture Agreement the Developer / Grantor No. 3 herein alone is entitled to develop the Larger Property, to construct Flats on the said Larger Property and to sell the Flats in open market and execute and register necessary Deeds of Apartments as envisaged in the Maharashtra Ownership Flats Act 1963 and the Maharashtra Apartment Ownership Act, 1970,

SEVENTH

THAT the Competent Authority, Pune Urban Agglomeration, Pune, constituted under The Urban Land (Ceiling and Regulation) Act, 1976, by various orders held that Owner / Grantor No. 1 do not hold any surplus land as envisaged under the said Act.

EIGHTH

THAT the Developer / Grantor No. 3 applied for Non-Agricultural use of the Larger Property under section 44 of MLR Code and accordingly the Collector Revenue Branch, Pune was pleased to pass necessary 'Order' allowing the Non-Agricultural use of the Larger Property.

NINETH

THAT the Pune Municipal Corporation being also the planning authority under the Maharashtra Regional and Town Planning Act, 1966, accepted the combined layout of the larger property. The Developer / Grantor No. 3 decided to develop the larger property in phases.

TENTH

THAT the Developer / Grantor No. 3 submitted the layout and building plans of the project to the Pune Municipal Corporation being also the planning authority under the Maharashtra Regional and Town Planning Act, 1966 and got the same sanctioned and obtained permissions by various departments and completed the construction of building/s 'A,B,C&D' comprising of flats and other edifices of first phase as per sanctioned plan on the peace and parcel of the land forming part of the said larger property, obtained Completion Certificate by Pune Municipal Corporation, sold flats thereof to intending purchasers, accepted consideration therefor, submitted the land and building/s A,B,C & D and other edifices to the provisions of sec. 2 of

The Maharashtra Apartments Ownership Act 1970 by registering Deed of Declaration Dt. 25/07/2011 vide Doc. No. 6428 dated 25/07/2011 in the office of the Sub – Registrar Haveli No. 15 Pune, formed 'Gloria Apartment (Phase – I) ' Building A,B,C & D thereat, handed over possession of the flats to the respective purchaser/s thereof. The Developer / Grantor No.3 submitted photo copy of the said registered Deed of Declaration to Dy. Registrar of Co-operative Society vide letter dt. 27/08/2011. The Apartment is functioning and Deeds of Apartments of the flats are being executed and registered in favour of purchaser/s thereof.

ELEVENTH

THAT the Developer / Grantor No. 3 got the composite plans of the said buildings (E,F & G) sanctioned which shows building A, B, C, D & building E, F, & G by Pune Municipal Corporation and obtained Commencement Certificate bearing No. 3254/2011 Dt.17/12/2011 and revised Commencement Certificate No. 0253/2012, Dt. 24/04/2012 and completed the construction of the said building/s as per sanctioned plan. A photo copy of the Completion Certificate bearing No. OCC / 253/2014, Dt.30/05/2014 issued by Pune Municipal Corporation the Planning Authority is annexed and marked as **ANNEXURE - 5** and it is part and parcel of this Deed.

TWELFTH

THAT in the course of time the Developer / Grantor No. 3 executed separate Agreements to Sell with intending Purchasers of Flats of the said buildings E, F & G and registered the same in the office of the concerned Sub-Registrar, Haveli, Pune from time to time.

THIRTEENTH

THAT the Flats of the said building/s 'E, F & G' shown in the plan sanctioned by Pune Municipal Corporation are described in the Statement annexed hereto and marked as **ANNEXURE - 6**. The percentage in voting rights and undivided share, interest in common areas and facilities held by each flat purchaser and shown in the said statement is calculated on the carpet area of each flat with the knowledge and consent of the flat purchasers.

FOURTEENTH

1) **COMMON AREAS, AMENITIES / FACILITIES**

a) <u>For building/s 'E,F & G' separately</u>

overhead water tank, common toilet, overhead terrace, two lifts, two ducts, two lift machines, two staircases, common lights, fire fighting system, electric meter room for 'E & F' building, electric meter panel for 'G' building, vermiculture unit, entrance lobby, corridors,

fabricated staircase at overhead terrace, podium, side margins of the building, refuge area, paving block area, civic amenities like water, drainage, electrical lines, solar water system etc.

b) For building/s 'E,F & G' collectively

gas bank, gen-set with automatic change over panel, L.T. room with transformer etc.

c) For building/s 'A,B,C & D' of Gloria Apartments (Phase-I) and Building/s 'E,F & G' of Gloria Grace Apartments and proposed building/s.

sewage treatment plant, intercom facility, gymnasium, swimming pool, common hall, children play area, club house, open space, security cabin/s, water treatment plant, garden, four water pumps, entrance gate, club house compound wall, internal roads etc.

2) **CLUB HOUSE**

The Developer / Grantor No. 3 has provided club house in the project. The Owners of all Flats in Gloria Apartment (Phase – I) Building A,B,C & D and owners of the Flats of Gloria Grace Apartments and owners of the Flats of the Building/s that shall be constructed by the Developer / Grantor No. 3 and / or its sister concerns in future on the balance land forming part of the larger property and the property/ies adjacent to the larger property shall be entitled to use the said Club House. The owners of the flats and their family members staying with them shall ipso facto be the members of the Club House and shall be entitled to avail the common amenities / facilities. However each and every Flat /Apartment owner or member from his family shall have to contribute club house fees as per rules and regulations framed from time to time. Till the formation of the Condominium/s of the proposed buildings on the balance land and property/ies adjacent to the larger property referred above, elected committee members of the building 'A,B,C &D' of the Phase - I and building 'E, F & G' shall look after and decide the matters regarding maintenance and up keep of the common areas and amenities / facilities. After the formation of the condominium/s of proposed building/s an Apex Body comprising of Office bearers of each condominium shall be formed. The management of the common areas and amenities / facilities e.g. S.T.P. plant, intercom facility, gymnasium, swimming pool, common hall, children play area, club house, open space, security cabin/s, water treatment plant, garden area, entrance gate, compound wall etc. to be enjoyed by Owners of all Flats in Gloria Apartment (Phase – I)

Building A,B,C & D and owners of the Flats of Gloria Grace Apartments and of the property/ies adjacent to the larger property/ies that shall be developed by the Developer / Grantor No. 3 and / or its sister concerns in future shall be ultimately with the Apex body of condominiums. The decision including admission, other rules and regulation including fees to be charged to the members shall be finalized by the body looking after upkeep and maintenance of the common areas and amenities / facilities and its decisions shall always be binding on all Flat purchasers. The rules and regulations framed by the body looking after the maintenance of common areas, amenities / facilities shall be same and identical to all Flat purchasers of the condominiums.

3) **RESTRICTED AREAS/LIMITED COMMON AREAS**

The Developer / Grantor No. 3 has provided following restricted areas / limited common areas and facilities for enjoyment of Flat purchasers.

A) **TERRACES**

Terraces shown against the Flats in the above mentioned statement and marked as Annexure - 6 or those appurtenant to individual Flats are reserved for exclusive use of the respective Flat purchaser and to the exclusion of other Flat purchasers.

B) **PARKING PLACES**

Parking areas already created at the site and mentioned in the annexed statement marked as Annexure- 6 and shown in the parking plan annexed as **ANNEXURE- 7** hereto are specifically reserved for parking of vehicles of the purchasers of the Flats of the Gloria Grace Apartments. The un-allotted car parkings shown in the parking plan are reserved for exclusive use of unsold Flat purchasers of the Gloria Grace Apartments. The allotted parking areas shall be for exclusive use and enjoyment of the respective owners thereof and to the exclusion of other Flat purchasers without any other person/s being entitled to object to the same in any manner. All parking areas which are not so specifically reserved and/or allotted in the annexed parking plan belong to Developer/Grantor No.3 and Developer/Grantor No.3 alone has right and authority to allot those parking areas to any Flat Purchaser of its choice for exclusive use to the exclusion of other Flat purchasers of the project. The disputes however regarding encroachment and/or wrongful use of the parking areas reserved for exclusive use, by any other person/s, shall be handled /solved by the Owner/s of the respective car parking within frame work of Law without holding the Developer/Grantors No.3 responsible in this behalf in any manner whatsoever. The income derived by allotment of un-allotted car parkings for exclusive use shall be sole income of Developer/Grantor No.3 alone.

FIFTEENTH

THAT for the purpose of stamp duty and registration fees on Declaration and Deed of Apartment under Section 13(5) the value of Gloria Grace Apartments condominium is distributed as follows:

a) Parcel of land property of Gloria Grace Apartments is valued at Rs. 4,27,22,638/- (Rs. Four Crore Twenty Seven Lakh Twenty Two Thousand Six Hundred Thirty Eight only), This cost is for limited purpose of declaration.

b) Gloria Grace Apartments Buildings 'E,F & G' described above are valued at Rs. 83,16,17,357/- (Rs. Eighty Three Crore Sixteen Lakh Seventeen Thousand Three Hundred Fifty Seven only)

c) Postal address of the building is

GLORIA GRACE APARTMENTS
S.No. 47/4A+ 4B+ 5+6+ 9+ 11 + 12+16,
Bavdhan, Pune.

SIXTEENTH

THAT a plan of Apartment ownership hereby constituted is subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 so that each family unit may be conveyed and registered as individual property capable of independent use on account of each having its own exit to common areas and facilities of the condominium each family unit owner having an exclusive and particular right, title and interest in the common areas and facilities as shown above.

SEVENTEENTH

THAT the General and/or restricted common areas and facilities, shall remain undivided and no owner shall bring any action for partition or division thereof.

EIGHTEETH

THAT the percentage of the undivided interest in the general and / or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the Apartment owners expressed in amendment to this Deed duly registered.

NINETEENTH

THAT the undivided interest in general and restricted common areas and facilities shall not be separated from the units/apartments to which they appurtenants and shall be deemed conveyed or encumbered with the unit,

even though such interest is not expressly mentioned or described in the conveyance or other instruments.

TWENTIETH

THAT each Apartment Owner shall comply with the provisions of this Deed, Bye-laws, Decisions and Resolutions of the Association of Apartments Owners / Apex Body and their representatives, and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover sums due, for damages or for injunctive relief.

TWENTY FIRST

THAT the dedication of the said Property to the Plan of Apartment Ownership herein shall not be revoked, nor shall the said Property be removed from the plan of the Apartment Ownership, or any of the provisions amended unless all the apartment owners and the mortgagees of the all the mortgages covering the units unanimously agree to such revocation or amendment, or removal of the property from the plan by duly registered instruments.

TWENTY SECOND

THAT no Apartment owner of a family unit may exempt himself from liability for his contributions towards the common expenses by waiver of the use or enjoyment of any of the general and / or restricted common areas and facilities or by abandonment of his family unit.

TWENTY THIRD

THAT all sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only (1) charge, if any on the family unit for payment of Government or Municipal Taxes or both & (2) all sums unpaid on a first mortgage of the apartment.

TWENTY FOURTH

THAT all present or future owners, tenants or any other persons that might use the facilities of the buildings in any manner , are subject to the provisions of this Deed and that mere acquisition or rental of any of the family units of the buildings or the mere act of occupancy of any of the said units shall signify that the provisions of this Deed are accepted and ratified. The respective family units shall not be rented or given on leave & license or care taker basis by the apartment owners thereof for transient or hotel purpose which shall be defined as (a) for rental compensation for any period less than thirty days, or (b) any rental of if the occupants of the family units are provided customary hotel or boarding or lodging or paying guest services.

Other than the forgoing obligations, the apartment owners of the respective family units shall have the absolute right to lease such unit or give it on leave and license or care taker basis provided that the said lease or leave and license or care taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the byelaws in Exhibit -B attached hereto.

TWENTY FIFTH

THAT if the Property subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repair, re-construction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

TWENTY SIXTH

THAT where a family unit is sold by a mortgagee in exercise of his/her powers of sale under an English Mortgage or by a Court in execution of a decree in a suit brought by a mortgagee against the owner of such family units, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition of title by such acquirer, it being understood, however, that the above shall not be construed to prevent the Association of Apartment Owners from filing and claiming charge for such assessments and enforcing the same as provided by law and that such charge shall be subordinate to such mortgage

TWENTY SEVENTH

THAT all terms , conditions, obligations in this regard agreed by the Flat purchasers of the project, in their respective agreements, even if not specifically mentioned here, shall be deemed to have been incorporated here and in the conveyance and the same shall be binding upon all Flat purchasers.

TWENTY EIGHTH

THAT in voluntary conveyance of any family unit the Grantee of the Unit shall be jointly and severally liable with the Grantor for all unpaid assessments by the Association of the Apartment Owners, against the later for his share of the common expense up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the Grantor the amounts paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the Manager or Board of Managers of the Association, as the case may be, setting for the amount of the unpaid assessments against the Grantor due to the Association and such grantee shall not be liable for, nor shall the family unit conveyed be subject to a charge for, any unpaid assessment made by the Association of Apartment Owners against the Grantor in excess of the amount therein set forth.

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TWENTY NINETH

THAT the Manager or Board of Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgage covering family units but without prejudice to the right of the Owner of a family unit to obtain individual family unit's insurance.

THIRTIETH

THAT insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessments levied by the Association of Apartment Owners and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premium become due.

THIRTY FIRST

THAT the Developer / Grantor No. 3 has reserved the right to sell the unsold flats if any of the buildings E,F & G of the present sanctioned plan to any person of its choice at any cost the Developer / Grantor No. 3 may deem fit. The income derived by sale of such unsold flats shall be sole income of the Developer/Grantor No. 3 alone. The Gloria Grace Apartments and its members shall have no claim over the same. The would be purchasers of unsold flats of said building/s shall be entitled to become member of the Gloria Grace Apartments by paying share money and entrance fee only and shall be liable to pay maintenance charges of their respective flats from date of possession offered. Since the Developer / Grantor No. 3 is holding those unsold flats with intention to sell out the same to intending purchasers, the Developer / Grantor No. 3 shall not be liable to pay any maintenance charges and it is only the new purchasers of the unsold flats who shall be liable to pay the maintenance charges after purchase of the their respective flats.

THIRTY SECOND

THAT the Developer/Grantor No. 3 has reserved the right to amalgamate the larger property including the said land and the said building/s with adjacent property/ies and to construct on the balance land as well as amalgamated property one or more building/s of ownership scheme, utilize the open space and utilities like water, water tank, drainage, electricity, roads, fire fighting systems, entrance gate etc. of Gloria Grace Apartments for proposed construction on the amalgamated property by paying necessary charges, sell the Flats of the proposed building/s and receive consideration, to amend this Deed of Declaration and / or to file separate Deed of Declaration of land and buildings after amalgamation of the larger property with adjacent property/ies, form separate Condominium / Association of Apartment, extend all or any of the common amenity / facility provided on the larger property and /or of the 'Gloria Grace Apartments' to the prospective Flat purchasers of the proposed building/s to be constructed on the amalgamated property, right to utilize maximum potentials of balance F.S.I. / T.D.R. and

the F.S.I / T.D.R. that may become available of the said land / larger land and said D.P. Roads, amenity space, nala garden area and of amalgamated property in future for construction as per D.C. Rules, accept monitory consideration therefor and pass – re-pass, ingress, egress through the property of Gloria Apartment (Phase – I) building A,B, C, D and Gloria Grace Apartments till the completion of the proposed construction, to receive consideration from the Flat Purchasers of the proposed building/s and execute Deed of Apartments of the proposed Flats and all other rights required for completing the ownership scheme thereat in all respect. The income derived by sell of Flats of proposed building/s shall be sole income of the Developer / Grantor No. 3 alone. Even though, possession and occupation of the existing Flats of Gloria Grace Apartments has been given, the aforesaid rights of the Developer / Grantor No. 3 shall remain unaffected. The internal road shall be common for flat purchasers of Gloria Apartment (Phase – I) building A,B, C, D and Gloria Grace Apartments and the building/s to be constructed on balance land and amalgamated property/ies in future. The above facts are disclosed and communicated by the Grantors to the Flat Purchasers of Gloria Grace Apartments from time to time. The Flat Purchasers confirmed that they have knowledge of the same and admitted the aforesaid facts and the rights retained by Developer / Grantor No. 3 and have given blanket consent to Developer / Grantor No. 3 for proposed construction and sell of proposed Flats to be constructed on the balance land / amalgamated property and all aforesaid rights and / or all incidental rights. The Flat Purchasers of Gloria Grace Apartments further agreed not to raise any objection in this behalf and further agreed to co-operate the Developer / Grantor No. 3 and the prospective Flat Purchasers in all respect and not to complain for the inconvenience caused if any.

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THIRTY THIRD

a) THAT the Developer / Grantor No. 3 has reserved the right to handover Nala Garden area as per sanctioned plan bearing No. CC/0253/12 Dt. 24/04/2012 to Pune Municipal Corporation as and when required and accept compensation either in the monetary form and / or in the form of F.S.I. / T.D.R. thereof as per D.C.Rules. The flat purchasers have ratified and given consent for the same.

b) As per the terms and conditions of the development laid down by Pune Municipal Corporation the Developer / Grantor No. 3 has handed over 12 meter D.P.Road admeasuring 855.72 Sq.mtrs., 24 meter D.P.Road admeasuring 5809.52 Sq.mtrs. & 60 mtr D.P Road admeasuring 2225.66 Sq.mtrs. (totaling to 8890.90 Sq.mtrs. i.e. 95701.65 Sq.ft.) area bearing S.No. 47/4A+ 4B+ 5+6+ 9+ 11 + 12+16, .0 Bavdhan, Pune (as per new 7/12 extract S.No. 47/4/A+4/B (Part)+5+6+9+11+12+16) vide Transfer Deed Dt. 09/03/2012 registered vide document no. 2857/2012, Dt. 09/03/2012 in the office Sub Registrar Haveli No. 10, Pune and availed benefits thereof. Accordingly the name of Pune Municipal Corporation is mutated on 7/12 extract of the said property for the area

under said reservation. The flat purchasers have ratified and given consent for the same.

c) As per the terms and conditions of the development laid down by Pune Municipal Corporation vide amalgamated layout plan bearing No. CC/1159/2010, Dt. 12/07/2010 the Developer / Grantor No. 3 has handed over amenity space admeasuring 5280.52 Sq.mtrs of the land bearing S.No. 47/4A+ 4B+ 5+6+ 9+ 11 + 12+16, Bavdhan, Pune (as per new 7/12 extract S.No. 47/4/A+4/B (Part)+5+6+9+11+12+16) to Pune Municipal Corporation vide Transfer Deed dt. 09th March, 2012 registered in the office Sub Registrar Haveli No. 10, Pune vide document no. 2857/12, dt. 09-03-2012 and availed benefits thereof. Accordingly the name of Pune Municipal Corporation is mutated on 7/12 extract of the said property for the area under said reservation. The flat purchasers have ratified and given consent for the same.

THIRTY FOURTH

THAT Horticulture Department of Pune Municipal Corporation has as per 'Order' of High Court on Civil Application No. 49/2011 granted permission to uproot the trees obstructing the construction of buildings vide letter No. 1920, Dt. 18/08/2011. In place thereof total 78 trees of various local species are planted in ratio of 1:3 as per Government Order on the said property by Developer / Grantor No. 3. It is sole responsibility of the Gloria Grace Apartment' condominium to conserve and nurture the said trees.

THIRTY FIFTH

The Developer / Grantor No. 3 has obtained NOC's, licenses and certificates by different authorities for various amenities / facilities provided to the Flat Apartment purchasers and the said NOC's/licenses are valid and subsisting. The elected committee members / office bearers of the condominium/Apex Body of condominiums as the case may be looking after upkeep and maintenance of common areas and facilities shall be responsible for renewal of the said No Object Certificates, Licenses, certificates, timely repairs and maintenance of all common amenities / facilities and to take all possible safety measures. The common amenities / facilities need frequent repairs and maintenance. It is duty and responsibility of the elected committee members / office bearers of the Condominium / Apex Body of condominiums to follow all rules, regulations, conditions, etc. and all concerned laws applicable for time being in force and notifications, circulars there under, published by concerned government authorities / departments and to take all possible safety measures and to upkeep and maintain the aforesaid common amenities / facilities and ensure that no untoward incidence such as accident, loss of life, damage to the property takes place. The responsibility of such happenings shall be on the elected committee / office bearers members of the Condominium / Apex body of the condominiums as the case may be looking after the upkeep and maintenance of common areas and amenities / facilities. The Grantors will not be responsible for the consequences.

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THIRTY SIXTH

THAT the Grantors have reserved the right to file Supplementary Deed of Declaration /Deed of Amendment / Deed of Correction to this Deed and register the same in the office of the concerned Sub-Registrar Pune to bring on record amendment if any or error or omission if any remained in this deed due to oversight. Such Supplementary Deed of Declaration/Deed of Amendment / Deed of Correction shall be part and parcel of this Deed and all deeds shall be read and construed simultaneously and not in isolation. The contents of the Deeds shall be binding on all flat purchasers of the apartment.

THIRTY SEVENTH

THAT in case of amalgamation of the larger property with the adjacent property/ies the persons occupying Flat/s in the building/s to be constructed by the Developer/Grantor No. 3 and / or by its sister concerns on the amalgamated property/ies in future shall have perpetual and uninterrupted right to enter and the right to pass, re-pass, ingress and egress through the larger property including the property of Gloria Grace Apartments. The members of the Gloria Apartments (Phase-I) Building A,B,C,D shall have absolute and uninterrupted right to enter on the property of the Gloria Grace Apartments and vice versa.

THIRTY EIGHTH

THAT the Developer / Grantor No.3 has provided two access to the property from Paud Road. The members are informed to use the access road opposite to Hotel Ambrosia and not use the alternative access as it has stiff slope which may cause accident. As per 'Order' given by Dy.Engineer of Pune Municipal Corporation for completion of the said building/s, the Developer / Grantor No. 3 has furnished Indemnity Bond / Undertaking dated 26/05/2004 duly notarized at Sr.No. 2753/2014 and agreed to indemnify and keep harmless the Pune Municipal Corporation against any complaint by anybody in future in respect of the aforesaid road of stiff slope. This has been communicated to the members of the condominium and it is obligatory on the part of the members of the condominium to comply forever.

THIRTY NINETH

Paranjape Schemes (Construction) Ltd. - Constituent of Developer / Grantor No. 3 herein with the consent of Shruti Tie-up Pvt.Ltd. - Original Developer / Grantor No. 2 and constituent of Developer / Grantor No. 3 herein has inter alia mortgaged all that piece and parcel of the project land of Gloria Grace bearing S.No. 47/4A, 47/4B, 47/5+6+9+11+12+16 situate at Bavdhan (Kh), Pune together with all construction thereon present and future, together with all present and future F.S.I./ T.D.R. and any accruals / income / claim that may arise from the land / construction thereon and all receivables from sell of any unit constructed on the above mentioned land, with Housing Development Finance Corporation Ltd., Shivajinagar Branch, Pune a

company incorporated under the Indian Companies Act, 1956 and having its registered office at Ramon House, H.T. Parekh Marg, 169 Backbay Reclamation, Church gate, Mumbai – 400 020 to raise loan aggregating to Rs. 15,00,000,00/- (Rs. Fifteen Corers only) on the terms and conditions agreed in the Deed of Simple Mortgage Dt. 22/05/2012 registered vide Doc.No. 7115/2012, Dt. 20/07/2012 in the office of Sub Registrar Haveli No. 4, Pune. Paranjape Schemes (Construction) Ltd. accepts entire responsibility to repay the loan with due interest, additional interest, liquidated damages, commitment charges, expenses and other monies payable by law or under the said Deed of Simple Mortgage without endangering right, title, interest of the Purchaser / Transferee in respect of the said Flat. The Owner/Grantor No. 1 and Original Developer / Grantor No. 2 and the Developer / Grantor No. 3 have reserved the right to execute and register Supplementary Deed of Declaration to this Deed after charge is released by the HDFC Ltd.

IN WITNESS WHEREOF THE PARTIES HAVE SET AND SUBSCRIBED THEIR HANDS ON THE DAY AND THE YEAR HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by within named – Owner/Grantor No. 1 through their common Power of Attorney holder Mr. Dilip S. Damle, Director of M/s. Shruti tie-up Pvt. Ltd.

SIGNED AND DELIVERED by within named Original Developer / Grantor No. 2 M/s. Shruti Tie-up Pvt. Ltd. through its Authorised Signatory Mr. Dilip S. Damle

SIGNED AND DELIVERED by within named Developer/Grantor No. 3 M/s. Gloria Associates constituted by M/s. Shruti tie-up Pvt. Ltd. through its Authorized Signatory Mr. Dilip S. Damle and M/s. Paranjape Schemes (Construction) Limited through its Authorised Signatory Shri. S.P. Paranjape





Witnesses:

1)

PRASAD C. DESHPANDE
D/203, MADHUKOSH APT.,
SINHAGAD ROAD, PUNE-411041.

2)

PRASANA V. MARNE
87/5, Plot No. 10 B,
Shriram Niwas, Azadnagar,
[illegible], PUNE-29.

THE SEAL OF THE SUB REGISTRAR HAVELI-14

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III- 2015 /C.R. 123 /TC-3
Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annex,
Mumbai- 400 032.
Date: 19 January, 2017.

To,
M/s. Gloria Associates.
at S.No. 47 (47/4A) + (47/4B) + (47/5) +
(47/6) + (47/9) + (47/11) + (47/12) +
(47/16) + (47/4/B) + (47/13) + (47/14/P)
+ (47/19) opp. Ambrosia, Mulshi Road, Bavdhan, Distt. Pune.

Subject: Environment clearance for proposed expansion of residential and commercial project at S.No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19) opp. Ambrosia, Mulshi Road, Bavdhan, Distt. Pune by M/s. Gloria Associates.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 45th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 103rd meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

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

Sr.	Particular	Commitment on	
1.	Name of the project	Paranjape Schemes (Construction) Limited. "Gloria Grand" Proposed Expansion Residential Project at Bavdhan, Pune	
2.	Name, contact number & address of Proponent	Name	Paranjape Schemes (Construction) Ltd.
		Address	PSC House, CTS No 111+111/2, Anand colony, Near Suvanrekha Dining Hall, Near Karnataka High School Lane, Off Prabhat Road, Pune 411004.
		Telephone	020-25462128
		Fax	020-25462128

		Email ID: sanjayj@pscl.in
3.	Name, contact number & address of Consultant	Name: Mahabal Enviro Engineers Pvt. Ltd. Sachin Gore/Priyanka Shinde/Pradnya Bagul Address: F-7, Road No. 21, Wagle Estate, Thane (West)-400604 Telephone: 022 - 25823154 Mobile: 7350212877/9821127972/9594076605 Email ID: mahabal.thane@gmail.com
4.	Accreditation of consultant (NABET Accreditation)	NABET RA letter dated 30.12.2015 and NABET list Number Rev.38 (A) dated 08.02.2016. QCI NABET List for the construction project / Area development project / Township: EIA Consultant for Sector 1: Mining of minerals including Open cast / Underground mining Sector 4: Thermal Power Plants Sector 8: Metallurgical industries (ferrous & non-ferrous)-both primary & Secondary Sector 9: Cement plant Sector 22: Distilleries Sector 31: Industrial estates/ parks/ complexes/ Areas, export processing Zones (EPZs), Special economic zones (SEZs), Biotech Parks, Leather Complexes Sector 32: Common hazardous waste, Waste treatment, storage and disposal facilities (TSDFs) Sector 38: Building and large construction projects including shopping malls, Multiplexes, commercial complexes, housing estates, hospitals, institutions. Sector 39: Township and Area Development projects
5.	Type of project: Housing project/ Industrial Estate/ SRA scheme/ MHADA/ Township or others	Residential project
6.	Location of the project	S. No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) +(47/4/B) + (47/13) + (47/14/P) + (47/19) at Bavdhan, Pune.

<table>
<tr><td>7.</td><td>Whether in Corporation/ Municipal / other area</td><td>Pune Municipal Corporation (PMC)</td></tr>
<tr><td>8.</td><td>Applicability of DCR</td><td>PMC DCR</td></tr>
<tr><td>9.</td><td>IOD/IOA/Concession document or any other form of document as applicable(clarifying its conformity with local planning rules & provision)</td><td>We have received the Commencement Certificate no. CC/2366/15 dated 28.10.2015 from Pune Municipal Corporation</td></tr>
<tr><td>10.</td><td>Note on initiated work(if applicable)</td><td>We have completed our existing construction as per received the Environment Clearance.
Now in proposed project, there is no any construction work is started on site.</td></tr>
<tr><td>11.</td><td>LOI / NOC from MHADA / Other approvals (If applicable)</td><td>No.</td></tr>
<tr><td>12.</td><td>Total Plot Area (sq.m.)
Deduction
Net plot area</td><td>
<table>
<tr><th>Details</th><th>Existing as per EC</th><th>Proposed</th><th>Total</th><th>Unit</th></tr>
<tr><td>Total plot area</td><td>28,020</td><td>19,161</td><td>47,181</td><td>m^2</td></tr>
<tr><td>Deduction of road widening (D P Road 12 & 24 M)</td><td>8,891</td><td>721</td><td>9,612</td><td>m^2</td></tr>
<tr><td>Deduction of Amenity</td><td>5,281</td><td>0</td><td>5,281</td><td>m^2</td></tr>
<tr><td>Nala Garden reservation</td><td>851</td><td>0</td><td>851</td><td>m^2</td></tr>
<tr><td>Net plot area</td><td>12,997</td><td>18,440</td><td>31,437</td><td>m^2</td></tr>
</table>
</td></tr>
<tr><td>13.</td><td>Permissible FSI (including TDR etc.)</td><td>
<table>
<tr><th>Details</th><th>Permissible FSI</th><th>Consumed FSI</th><th>Balance FSI Total in m^2</th></tr>
<tr><td>As per EC</td><td>36,409</td><td>35,234</td><td>1,175</td></tr>
<tr><td>Proposed</td><td>19,072</td><td>20,247</td><td>-(1,175)</td></tr>
<tr><td>Total FSI area</td><td>55,481</td><td>55,481</td><td>0</td></tr>
</table>
</td></tr>
<tr><td>14.</td><td>Proposed Built-up Area
(FSI & Non-FSI)</td><td>
<table>
<tr><th>Details</th><th>As per EC</th><th>Proposed</th><th>Total in m^2</th></tr>
<tr><td>FSI area</td><td>37,463</td><td>17,756</td><td>55,219</td></tr>
<tr><td>Non FSI area</td><td>35,507</td><td>15,126</td><td>50,630</td></tr>
<tr><td>Total Construction area</td><td>72,970</td><td>32,882</td><td>1,05,852</td></tr>
</table>
</td></tr>
<tr><td>15.</td><td>Ground-coverage percentage (%)
(Note: Percentage of</td><td>2,455 m^2 (36%)</td></tr>
</table>

<table>
<tr><td></td><td>plot not open to sky)</td><td></td></tr>
<tr><td>16.</td><td>Estimated cost of the project</td><td>Rs.116.52 Crore</td></tr>
<tr><td>17.</td><td>No. of building & its configuration</td><td>
<table>
<tr><td colspan="5">Proposed project details</td></tr>
<tr><td>Details</td><td>No. of floor</td><td>Tenements (no.)</td><td>Population (no.)</td><td>Height in m</td></tr>
<tr><td>Building B1</td><td>2P + 17 floors</td><td>100</td><td>500</td><td>54.99</td></tr>
<tr><td>Building B2</td><td>2P + 17 floors</td><td>100</td><td>500</td><td>54.99</td></tr>
<tr><td>Building H1 Commercial</td><td>P+ 6 floors</td><td></td><td>321</td><td>19.95</td></tr>
<tr><td>Building H2</td><td>P + 6 floors</td><td>18</td><td>90</td><td>19.95</td></tr>
<tr><td>Total</td><td></td><td>218</td><td>1,411</td><td></td></tr>
</table>
</td></tr>
<tr><td>18.</td><td>Number of tenants and shops</td><td>218 Tenements and 1 shop</td></tr>
<tr><td>19.</td><td>Numbers of expected residents/ users</td><td>Residential : 1,090 No.
Commercial : 321 No.
Total : 1,411 No.</td></tr>
<tr><td>20.</td><td>Tenant density per hector (proposed)</td><td>815/ha</td></tr>
<tr><td>21.</td><td>Height of the building</td><td>Maximum height is 54.99 m</td></tr>
<tr><td>22.</td><td>Right of way (Width of the road from the nearest fire station to the proposed building (s))</td><td>60 m wide Road
24 m wide DP Road
12 m wide approach road</td></tr>
<tr><td>23.</td><td>Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation</td><td>9 m</td></tr>
<tr><td>24.</td><td>Existing structure (s)</td><td>Yes. Existing building was completed as per received Environment Clearance dated 24.12.2007 from Govt. of India, MoEF, Delhi.</td></tr>
<tr><td>25.</td><td>Details of the demolition with disposal (if applicable)</td><td>No</td></tr>
<tr><td>26.</td><td>Water conservation</td><td>Proposed project details
Dry season:
• Fresh water (CMD): 108m^3/day
• Source: PMC
• Recycled water (CMD): 69 m^3/day
• Total water requirement (CMD): 162 m^3/day</td></tr>
</table>

<table>
<tr><td></td><td></td><td>• Excess Treated Water (CMD): 56 m^3/day
• Swimming pool requirement (Cum): 2 m^3/day

Wet season:
• Fresh water (CMD): 108m^3/day
• Source: PMC
• Recycled water (CMD): 65 m^3/day
• Total water requirement (CMD): 162m^3/day
• Swimming pool requirement (Cum): 2 m^3/day</td></tr>
<tr><td>27.</td><td>Details of Swimming pool</td><td>Dimension of Swimming Pool: 12 m x 6 m

Total water Requirement in kL: 86.4 m^3

Water requirement for make up in KLD: 2.00 m^3/day

Details of Plant & Machinery used for treatment of Swimming pool water: Ozonation Technology

Details of quality to be achieved for swimming pool water and parameters to be monitored:
<table>
<tr><td>Parameter</td><td>Unit</td><td>Range</td></tr>
<tr><td>pH</td><td></td><td>7.0-7.8</td></tr>
<tr><td>Total alkalinity</td><td>ppm</td><td>80-150</td></tr>
<tr><td>Calcium Hardness</td><td>ppm</td><td>175-250</td></tr>
<tr><td>Free chlorine</td><td>ppm</td><td>1-1.5</td></tr>
</table></td></tr>
<tr><td>28.</td><td>Rain Water Harvesting (RWH)</td><td>Residential
Level of the Ground water table: 3 to 4 m below ground level
• No. of recharge pits: 6 no. of recharge pits having size 1 m × 1 m × 1 m depth

Commercial: (No)
• Level of the Ground water table: Not applicable
• Size and no. of RWH tank (s) and Quantity: Not applicable
Capacity of RWH tank: Not applicable
• Location of the RWH tank (s) : Not applicable
• No of Recharge Pits: Not applicable
• Budgetary allocation (Capital cost and O & M cost):
Capital cost is Rs.1.5 lakh
O & M cost is Rs.0.15 lakh/year</td></tr>
<tr><td>29.</td><td>UGT tanks</td><td>Residential & Commercial:
Domestic UG tank Capacity: 177 m^3/day
Flushing UG tank Capacity:64 m^3/day
Fire UG tank Capacity: 150 m^3</td></tr>
<tr><td>30.</td><td>Storm water drainage</td><td>• Natural water drainage pattern: along the road side.
• Quantity of storm water: 1.3 m^3/sec
• Size of SWD: 750mm x 650 mm depth</td></tr>
<tr><td>31.</td><td>Sewage and waste water</td><td>Residential & Commercial
• Sewage generation (CMD): 129m^3/day
• STP technology: Moving Bed Bio Rector (MBBR)</td></tr>
</table>

		• Capacity of STP: 130 & 23 m^3/day • Area is 127 m^2 and 40 m^2 Budgetary allocation (Capital cost and O & M cost) Capital cost is Rs.34 lakh O & M cost is Rs.10 lakh/year
32.	Solid waste Management	Waste generation in the Pre construction and construction phase 1. Waste generation is 15,280 m^3 2. Quantity of the top soil to be preserved: 2,587 m^3 3. Top soil preservation / conservation: Top soil will be preserved and later reused in landscape area. 4. Disposal of the construction way debris: Debris generated will be sent to the authorized debris disposal site as per "Construction and Demolition and De-silting Waste (Management and Disposal) Rules 2006. Waste generation in the Operation Phase Residential & Commercial: • Dry quantity: 201 kg/day • Wet quantity: 385 kg/day • Inert quantity: 42kg/day • Total quantity: 609 kg/day • E-Waste (kg/month): Not applicable • Hazardous waste (kg/month): Not Applicable • Biomedical waste (kg/month) (If applicable): Not Applicable • STP Sludge (Dry sludge) (kg/day): 1 kg/day Mode of Disposal of waste: • Dry quantity: Dry garbage will be segregated & disposed off to recyclers. • Wet quantity: Wet garbage will be composted and used as organic manure for landscaping • E-Waste: Disposed off to recyclers. • Hazardous waste: Not Applicable • Biomedical waste (If applicable): Not Applicable • STP Sludge (Dry sludge): Dry sludge can be used as manure for plantation & gardening purposes inside the premise. Area requirement: Location (s) and total area provided for the storage and treatment of the solid waste: location is on Ground and area is 40 m^2 and 13 m^2 Budgetary allocation (Capital cost and O & M cost) Capital cost is Rs.12 lakh O & M cost is Rs.2 lakh/year
33.	Green Belt Development	Total R.G area: • RG area other then green belt: Not applicable

(Please specify for playground, etc.)
RG area is 1,120 m^2

- RG area under green belt:

On Ground: RG 1: 725 m^2
Open space as a RG 2: 395 m^2
Total RG area is 1,120 m^2

- Plantation:
- Number and list of trees species to be planted in the ground RG 560 no. of trees will be planted in total RG area.
- List is given below: Existing trees

Botanical name	Common name	Total
	Existing	
Acacia auriculiformis	Australian bakul	15
Araciacaria cookii	x-mass tree	6
Azardirachta indica	Neem	35
Alstonia scholaris	veatalin	10
Bauhinia variegata	kanchan	40
Cassia fistula	Amaltash	60
Callistiman lanciolatus	Bottle brush	15
Casuriana equisetofolia	Suru	10
Delonix regia	Gulmohar	10
Jacaranda mimosifolia	Nilmohor	15
Plumeria alba	Chafa	20
Peltophorum pterocarpum		10
Ravinalla madagascarensis	Travelers palm	20
Taebubea argentea	Taebubea golden	60
Terminailia catappa	Badam	30
Washingtonia filifera	Palm	20
Total		377

- List is given below: Proposed trees

Botanical name	Common name	Total
	Proposed	
Couroupita guianensis	Kailasapati	16
Bauhinea purpurea	Kanchan	18
Lagerstoemia floxragme	Taman	14
Azadirachta indica	Neem	08
Manikara hexandra	Chikoo	10
Saraca Asoca	Sita Askoka	04
Anthocephalous	Kadamb	15
Sweitenia mohgani	Mahogani	06
Albizzia lebbek	Shirish	06
Cassia fistula	Bahava / golden shower tree	08
Pterospermum	Muchkund	07
Plumeria	Chafa	17

		Barringtonia Acutangula	Samudra phal	27
		Khaya Grandis	Khaya	27
		Total		183
		Number and list of trees species to be planted in the ground RG: 560 no. Number and list of Shrub & bushes species planted in the podium RG: provided Number and list of trees species to be planted around the border of nalla/ stream / pond (if any): No Number of existing Trees: 377 no. Number, Size, Age and Species of trees to be cut, trees to be transplanted: No Number, Size, Age and Species of trees to be cut, trees to be transplanted: No NOC for the tree cutting / transplantation / compensatory plantation, if any: No Trees to be transplanted: No • Budgetary allocation (Capital cost and O & M cost) Capital cost is Rs.90 lakh O & M cost is Rs.4 lakh/year		
34.	Energy	Power supply: • Maximum demand: 665 kW • Source: MSEDCL Total DG power consumption for residential buildings: 320 kVA Total DG power consumption for clubhouse and commercial buildings: Not applicable Energy saving measures: • The following Energy Conservation Methods are proposed in the project: • Use of energy efficient, BEE labeled electrical fixtures, solar powered lighting in external common area. • Energy efficient Light Emitting Diode (LED) lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures. • Solar Electrical Power + LED lighting is complimentary in Residential as in day time, it is used effectively in night time in Common areas like staircase, area lighting. Calculation & % of saving: 9% Number and capacity of the DG sets to be used: DG set: 320 & 100 kVA			

		Stack Height: 3 m Electricity requirement from MSEDCL: 665 kW HT line passing through the plot if any: Yes
35.	Environmental Management plan Budgetary Allocation	Construction phase (with Break-up)

Parameter	Cost (Rs. In Lakh)
Water For Dust Suppression	1.0
Air & Noise monitoring	2.0
Soil erosion control	2.0
Water monitoring	1.0
Site Sanitation	3.0
Gardening Set up	12.0
Disinfection-Pest Control	2.0
First Aid Facilities	1.0
Health Check Up	1.0
Training and awareness	1.0
Personal Protective Equipment's	2.0
Modular STP	7.0
CFL lamps for labour hutments	1.0
Miscellaneous	3.0
Total	39.0

Operational Phase (with Break-up)

Sr.	Parameter	Cost (Rs. In Lakh)	O & M cost (Rs. In Lakh)
1	Sewage Treatment Plant	34.0	10.0
2	Water Treatment Plant	4.0	1.0
3	Landscape Development	90.0	4.0
4	Solid Waste Composting	12.0	2.0
5	Rain water harvesting	1.5	0.15
6	Fire Fighting	14.0	2.0
7	Solar hot lighting	22.0	3.0
8	Environmental Monitoring	0.0	3.0
	Total	177.5	25.15

- Quantum & generation of Corpus fund & commitment: Not Applicable as facility is operated by us.
- Responsibility for further O & M: All facilities will be handed over to the society. O & M of this facility will be handled by the society. We have incorporated the same in

		the sale agreement.
36.	Traffic management	<table><tr><th>Details</th><th>As per DCR (Number)</th><th>Parking provided (m^2)</th><th>Parking area (m^2)</th><th>Car per MoEF Construction manual</th></tr><tr><td>4 wheelers</td><td>379</td><td>382</td><td>10,680</td><td>25 & 30</td></tr><tr><td>2 wheelers</td><td>663</td><td>663</td><td>2,784</td><td>4.2</td></tr><tr><td>Cycle</td><td>389</td><td>389</td><td>1,633</td><td>4.2</td></tr></table><table><tr><th>Car with circulation area</th><th>Manual on norms & standards for Environment Clearance of large construction projects</th></tr><tr><td>Open parking</td><td>25 m^2</td></tr><tr><td>Ground floor covered parking</td><td>30 m^2</td></tr><tr><td>Basement</td><td>35 m^2</td></tr></table>
37.	CRZ/RRZ clearance obtain, if any	Not applicable
38.	Distance from Protected Area/Critically Polluted areas/ Eco-sensitive areas / Inter-State boundaries	Not applicable

		Status of the approval	Name of the competent authority	Date of the issued letter
39.	CFO NOC for the above said building structure (s)	Applied		
40.	HRC NOC for the above said building structure (s) *(If applicable)*	Not Applicable		
41.	NOC for the above said building structure(s) from the Aviation authority *(If applicable)*	Not Applicable		
42.	Consent for the water for the above said detail (s)	Approved	Pune Municipal Corporation	File No.2000 dated 10.11.2015
43.	Consent for the drainage for the above said detail (s)	Approved	Pune Municipal Corporation	File No.1908 dated 09.11.2015
44.	Consent for the electric supply for the proposed demand	Applied		
45.	Pre-certification for Green building from Indian Green	No		

	Building Council and other recognized institutes *(If applicable)*			
46.	Court Order *(If applicable)*	Not Applicable		
47.	Other approvals (if any)	Not Applicable		

3. The proposal has been considered by SEIAA in its 103rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

General Conditions for Pre- construction phase: -

(i) This Prior Environment Clearance is restricted for approved BUA of 39714.00 Sq.m.

(ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

(iii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

(iv) 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.

(v) PP has to abide by the conditions stipulated by SEAC& SEIAA.

(vi) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

(vii) "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.

(viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

(i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.

(ii) 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.

(iii) 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.

(iv) 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.

(v) Arrangement shall be made that waste water and storm water do not get mixed.

(vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

(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) 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.

(x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

(xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

(xii) 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.

(xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xv) 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.

(xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xvii) Ready mixed concrete must be used in building construction.

(xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipment's etc. as per National Building Code including measures from lighting.

(xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

(xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

(xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxv) 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.

(xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

(xxviii)Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

(xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

(xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

(xxxi) 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.

(xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

(xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xxxiv) 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.

(xxxv) 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.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

(i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

(ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.

(iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

(vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

(viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in.

(ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

(x) 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.

(xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO_2, NOx (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.

(xii) 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.

(xiii) 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.

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

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

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

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

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

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

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

(S. M. Gavai) 19/1
Member Secretary, SEIAA

Copy to:

1. Additional Secretary, MOEF, 'MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
2. The MoEF, Regional Office, Nagput.
3. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Managing Director, MSEDCL, MG Road, Fort, Mumbai
5. Commissioner, Pune Municipal Corporation.
6. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
7. Regional Office, MPCB, Pune.
8. Select file (TC-3)
   (EC uploaded on 23/1/17)

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781 /4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At : http://mpcb.gov.in

Kalpataru Point, 3rd & 4th floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400022

Consent order No: Format1.0/BO/RO-HQ/ 1803001520 Date-31/3/2018

To,
M/s. Gloria Associates,
S. no. 47 (4A+4B+5+6+9+11+12+ 16+4/B+13+14/P+19),
Opposite Ambrosia, Mulshi Road, Bavdhan,
Dist- Pune.

Subject: Consent to Establish (expansion) for Residential cum commercial project under Red Category.

Ref :

1. Environmental Clearance granted vide no. SEAC-III-2015/C.R.123/TC-3 dated 19.1.2017.
2. Minutes of Consent Committee meeting held on 12/02/2018.

Your application MPCB-CONSENT-0000020380 Dated: 31/01/2017

For: Consent to Establish (expansion) for Residential cum commercial project 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 under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016and Municipal Solid Waste (Management & Handling) Rule, 2000is 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 (expansion) is granted for a period up to commissioning of the project or 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 116.52 Crs. (As per C.A. Certificate submitted by project proponent)
3. The Consent to Establish (expansion) is valid for construction of Residential cum commercial building (B1, B2, H1, H2) Project by M/s. Gloria Associates, at S. no. 47 (4A+4B+5+6+9+11+12+ 16+4/B+13+14/P+19), Opposite Ambrosia, Mulshi Road, Bavdhan Dist- Pune on total plot area of 19161 sq.m. and total construction built up area 32882 sq. mtrs including utilities and services as per commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	129	As per Schedule –I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	320 KVA	1	As Per Schedule –II
2	DG Set	100 KVA	1	As Per Schedule –II

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

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	385 Kg/Day	OWC	Used as Manure
2	Non-biodegradable	201 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3	Inert waste	42 Kg/day		
4	STP Sludge	1 Kg/Day	--	Used as Manure

7. **Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal ofhazardous waste;** NIL.

8. **The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.**

9. **This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.**

10. **Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.**

11. **Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.**

12. **Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide SEAC-III-2015/C.R.123/TC-3 dated 19.1.2017.**

For and on behalf of the
Maharashtra Pollution Control Board

(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount(Rs.)	DR .No.(RTGS)	Received Date	Drawn On
1	233040	0196600	2017-03-20	HDFC Bank

Copy to:

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

Maharashtra Pollution Control Board

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to install two Sewage Treatment Plant (**STPs**) based on MBBR technology with the design capacity of **130 CMD & 23 CMD.**

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

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

2) **Project proponent shall install online monitoring system for monitoring of BOD, SS and flow at the outlet of STP.**

3) The industry should 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	108 (fresh)+ 69 (recycled)

Maharashtra Pollution Control Board

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO_2
1	DG Set (320 KVA)	Acoustic enclosure	3.6*	Diesel	68	Lit/Hr	–	–
2	DG Set (100 KVA)	Acoustic enclosure	2.0*	Diesel	21	Lit/Hr	–	–

*** Above roof of the building in which it is installed.**

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

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

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.
   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).

Maharashtra Pollution Control Board

Schedule-III

Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards compliance of EC and consent conditions	Upto Commissioning of the project	COU or Five years whichever is earlier

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should find its way other than in designed and provided collection system.
4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
5) Conditions for D.G. Set
    a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
    b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) should 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) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
    d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.
    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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
6) Solid Waste – The applicant should provide onsite municipal solid waste processing system &should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
8) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
9) The firm should 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.
10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

Maharashtra Pollution Control Board

Minutes of 262nd Day 2 (Part B) meeting of SEIAA held on 11th July, 2023

Item no. 21

Proposal No.:- SIA/MH/INFRA2/419772/2023 **Type of Project: EC**

Subject- Expansion in Environment Clearance of Proposed residential and commercial project Gloria Grand at S.No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19) opp. Ambrosia, Mulshi Road, Bavdhan, Dist. Pune M/s Paranjape Schemes (Construction) Limited.

Project Details-

Representative of PP was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd.

Brief information of the proposal is as below:

Name of Project	Expansion in Environment Clearance of Proposed development of residential and commercial project "Gloria Grand" at Sr. No. S. No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19) opp. Ambrosia, Mulshi road, Bavdhan, Pune by M/s Paranjape Schemes (Construction)Limited	
Project Category	8(a) B2 Category	
Type of Institution	Private	
Name of Project Proponent	Name	M/s Paranjape Schemes (Construction) Limited
	Regd. Office address	PSC House, CST No.111+111/2, Anand colony, Off Prabhat road, Erandwane, Pune-411004
	Contact number	9766627013
	Email ID	apoorvr@pscl.in
Consultant	Mahabal Enviro Engineers Pvt. Ltd.	
Applied for	Environmental Clearance	
Details of previous EC	We have received Environment Clearance from Government of Maharashtra vide File no. SEAC-III 2015/ C.R.123/TC-3 dated 19.01.2017	
Location of project		
Latitude and Longitude	Latitude 18°30'30.11"N, Longitude 73°46'7.05"E	
Total Plot area (m^2)	47,181 m^2	
Deductions (m^2)	15,744 m^2	
Net Plot Area (m^2)	31,437 m^2	
Proposed FSI Area (m^2)	78,089 m^2	
Proposed Non-FSI Area (m^2)	60,232 m^2	
Proposed Total BUA area (m^2)	1,38,321 m^2	

Member Secretary

Chairman

TBUA (m^2) approved by Planning Authority till date	Approved FSI = 62,694 m^2 as per the building approval plan received from Pune Municipal Corporation (PMC) vide no. CC/2967/21 dated 30.12.2021)
Total ground coverage (m^2) & %	2,455 m^2 (36 %)
Total project cost (Rs.)	Rs.156 Crore
CER as per MoEF & CC circular dated 01/05/2018	Not applicable

Details of Building Configuration

Previous EC/Existing Building			Proposed configuration			
Building Name	Configuration	Height	Building Name	Configuration	Height	Reason for modification/change
B1	2P+17	54.99	B1	2P+18	64.00	Addition of 1 floor
B2	2P+17	54.99	B2	2P+23	84.00	Addition of 6 floors
H1	P+6	19.95	H1	P+13	46.75	Addition of 7 floors
H2	P+6	19.95	H2	P+7	24.75	Addition of 1 floor
Club house	G+1	7.30	Club house	G+1	7.30	No change
			A1	2P+10	36.00	New building on Amenity Plot

Total number of tenements/shops/offices	No. of tenement: 297nos. + Commercial Area 7,577 sq.m.

Total Water Requirement

	Dry Season	Wet Season
Freshwater (in m^3/day)	161 m^3/day	161 m^3/day
Recycled water (Flushing)	87 m^3/day	87 m^3/day
Recycled water (Gardening)	15 m^3/day	8 m^3/day
Swimming Pool	2 m^3/day	2 m^3/day
Total water requirement	247 m^3/day	247 m^3/day
Wastewater generation	209 m^3/day	209 m^3/day

Water Storage Capacity for Firefighting/UGT (m^3)	
Firefighting Tank	200 m^3
Source of water	Pune Municipal Corporation
Rain Water Harvesting (RWH)	
i) Level of the groundwater table	Groundwater table: 3-4 m below ground level Pre-Monsoon-4m BGL Post Monsoon-3m BGL

Member Secretary

Chairman

ii) Size and no of RWH tank(s) and Quantity	NA	
iii) Quantity and size of recharge pits	6 nos. of recharge pit 1m length x 1m width x 1m depth	
iv) Details of UGT tanks if any:	Domestic & Flushing UG tank capacity:218 m^3 Fire UG tank capacity: 200 m^3	
Sewage and wastewater Demand	i) Sewage generation in KLD	209 m^3/day
	ii) STP technology	MBBR
	iii) No. and Capacity of STP	2 no. x 220 m^3/day

Solid Waste Management during Construction phase: 100 kg/day

Solid Waste Management during operation Phase:

Type	Quantity (kg/day)	Treatment/disposal
Wet waste	505 kg/day	Through OWC machine. Generated manure will be used for gardening
Dry waste	384 kg/day	Handed over to the authorized recycler for further handling Purpose.
E-Waste	3 kg/day	Handed over to authorized Recyclers
STP sludge (dry)	2 kg/day	will be used as manure

Green Belt Development

Total RG area	1120 m^2
Existing trees on plot	377 nos. (Planted in Phase-I as per previous EC)
Proposed Number of trees	183 nos.
No of trees to be retained	Nil
Number of trees to be transplanted/cut	Nil

Power requirement

Source of power supply	MSEDCL
During Construction Phase (Demand Load)	100 kW
During Operation phase (Connected Load)	3141 kVA
During Operation phase (Demand Load)	1372 kVA
Transformer	2 nos. X 630 kVA + 1 nos.315 kVA
DG set	1 nos. X 320 kVA+ 1 nos.100 kVA
Fuel Used	Diesel

Details of Energy saving

Energy Conservation Measures	Quantity
Energy-saving due renewable energy	5.5 %
Overall energy saving	20.7 %

Member Secretary

Chairman

Environmental Management plan budget during Construction phase

Parameter	Description & Criteria	Estimation	Cost (Rs. In Lakh)
Air Environment	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose.	Water tanker/ day during construction phase 1 Water tanker/ day for 10 months	1
Socio-Economic Environment	Site sanitation, Toilets, safe drinking water	10 No. of Toilets for Ladies & Gents workers	2
	Disinfection at site	Cleaning and maintaining the site	2
	Health check-up for workers, first aid kit	Periodic health checkup	1
Environment management	Ambient air, drinking water, noise and soil testing on regular basis.	Monitoring of Air, Noise, Soil and water and wastewater through MoEF Approved lab	3
	LED lamps for labour hutments	1 lamp per hutment per year	1
	Gardening set up	Maintain landscape during construction phase	1
Training & Awareness	Safety personal protective equipment & Training programs	PPE and Safety equipment distribution Safety workshop, audit	1
Total			**12**

Environmental Management plan budget during Operation phase

Component	Description	Criteria	Capital cost (Rs. in Lakh)	O & M Cost (Rs. Lakh /annum)
Sewage treatment plant	3 no of STP having Capacity 220 m^3/day	MBBR Process installation, maintenance & handling	46	14
Rain water harvesting	6 nos. of recharge pits proposed.	Construction & Maintenance	2	1
Solid Waste management	Cost for treatment of biodegradable garbage in OWC (2 no.)	OWC installation, Maintenance & handling of Biodegradable	16	3

Member Secretary

Chairman

		garbage, segregation of waste		
Environment Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	Regular monitoring will be scheduled every month	MoEF Approved Lab	5
Landscape development	177 no.of trees to be planted	Tree plantation & landscape area to be developed	90	4
Energy conservation	Solar PV Panels & LED	Installation & Maintenance, battery backup	25	4
Storm water management	Laying of storm & sewer line up to final disposal point	Storm water channel will connect up to municipal sewer line	4	1
Fire fighting			19	3
Total			**202**	**39**

Traffic Management:

Type	Required as per DCR	Actual Provided	Area per parking (m^2)
4 -wheeler	382 nos.	404 nos.	25 m^2 for open & 30 m^2 for covered
2 -wheeler	1294 nos.	1294 nos.	4.2 m^2 vehicle

Details of Court cases / litigations w.r.t. the project and project location if any.	No

SEAC Deliberation –

PP stated that, the application is a residential and commercial Project located at Bavdhan, Pune. PP further stated that, they have applied for expansion in existing EC for total plot area 47.181 m2 ,Built up area 1,38,321 m2 , FSI area 78,089 m2 , Non FSI area 60,232 m2. PP informed that, they have received Environmental Clearance vide letter dated 19.01.2017,for total plot area 47,181 m2 ,total built up area 1,05,852 m2 , FSI area 55,219 m2 , and non FSI area 50,633 m2. PP further informed that, Project consider as three residential building having configuration Building B1: 2P+ 18th floor, Building B2: 2P+ 23rd floor, Building H2: P+7,And two commercial Building A1(Amenity-Comm): 2P+10, Building H1: P+14. PP stated that, they

Member Secretary

Chairman

have applied for expansion in Environment Clearance due to addition of new building, change in building configuration and addition no. of tenements.

PP stated that, they have applied for site visit by Regional Office, MoEF&CC, Nagpur for Certified Compliance Report (CCR) but the site visit is awaited.

Comparative Statement for the Project-

Sr.	Description	As per EC	Proposed Project	Total Expansion	Unit	Remark
1	Category	8(a) B2		8(a) B2		No change
2	Area					
a)	Plot area	47,181	0	47,181	m^2	No change
b)	Total deductions	15,744	0	15,744	m^2	No change
c)	Net plot area	31,437	0	31,437	m^2	No change
d)	FSI area	55,219	22,870	78,089	m^2	Increased
e)	Non-FSI area	50,633	9,599	60,232	m^2	Increased
f)	Total construction area	105,852	32,469	138,321	m^2	Increased
3	Project cost	116.52	39.48	156	Rs. crore	Increased
4	Total tenements &Shop	Tenements: 218Shop: 1	79	Tenements:297 Commercial:7,577 m2	Nos.	Increased
5	Max. height of the building	54.99	29.01	84	m	Increased
6	Total population	1,411	1,070	2481	Nos.	Increased
7	Total water requirement	162	85	247	m^3/day	Increased
8	STP details					
a)	STP capacity	153	67	220	m^3/day	Increased
9	Solid waste management					
a)	Total solid waste	586	306	892	kg/day	Increased
b)	Dry Waste	201	120.5313	322	kg/day	Increased
c)	Wet Waste	385	120.26	505	kg/day	Increased
d)	E waste	0	3	3	kg/day	Increased
e)	Inert Waste	42	20	62	kg/day	Increased
10	Green belt					

Member Secretary

Chairman

	development					
a)	RG area	1120	0	1120	m^2	No Change
b)	No. of trees	560	0	560	Nos.	No Change
11	Parking details					
a)	Parking area	15,097	473	15,570	m^2	Increased
b)	Total no. of parking	4W 382 2W 663	4W - 22 2W - 631	4W 404 2W 1294	Nos.	Increased
12	Power requirement					
a)	Connected load	1662	1479	3141	kVA	Increased
b)	Demand load	665	707	1,372	kVA	Increased
c)	Transformers	2 x 630 KVA	315 KVA	2 x 630 KVA + 1 x 315 KVA	kVA	Increased
c)	DG set nos. & capacity	320 + 100	0	320 + 10	Nos. x kVA	No change
13	RWH pits	6	0	6	Nos.	Increased

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) B2.

During discussion following points emerged:

1. PP to submit revised NoCs viz., water NoC, drainage NoC and Fire NoC.
2. PP to submit the water quality report for already existing STP.
3. PP to submit the copy of IoD and structural stability certificate.
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
5. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

Recommendations of SEAC-

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

Deliberation in SEIAA-

Proposal is an expansion of existing construction project. Proposal is recommended by SEAC-3 in its 171st meeting for grant of Environment Clearance for total plot area of 47,181 m2, FSI area of 78,089 m2, Non FSI area of 60,232 m2 and total BUA of 1,38,321 m2.

PP has obtained earlier EC SEAC-III 2015/ C.R.123/TC-3 dated 19.01.2017 for total plot area 47,181 m2 ,total built up area 1,05,852 m2 , FSI area 55,219 m2 , and non FSI area 50,633 m2.

SEIAA asked PP to submit Architect Certificate regarding construction initiated on site is within BUA and as per configuration of earlier EC. SEIAA keeps certificate from registered architect as a proof of compliance of construction Initiated on site by PP is within BUA and as per configuration of earlier EC. PP submitted the architect certificate dated 10.07.2023.

Member Secretary

Chairman

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 26.09.2022. PP submitted that, they have obtained the same dated 29.05.2023. SEIAA noted the same and asked PP to strictly comply with the points raised in the Certified Compliance Report (CCR) dated 29.05.2023.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area 3276.64 m2 on mother earth. SEIAA asked PP to submit area undertaking to that effect. PP submitted the same dated 12.07.2023.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 09.07.2023.

During the meeting, SEIAA observed that, PP has not obtained CFO NOC for building A1. Also PP has obtained CFO NOC for Wing B1 up to height 62.01 m, for Wing B2 up to height 78.40 m, for Wing H1 up to 30.0 m height. SEIAA decided to restrict the EC as per CFO NOC.

SEIAA after deliberation decided to grant EC for-FSI- 78,089.00 m2, Non FSI-60,232.00 m2, Total BUA-1,38,321.00 m2. (Plan approval No-CC/2967/21, dated-30.12.2021)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP has provided mandatory RG area of 3276.64 m2 on mother earth. Local planning authority to ensure the compliance of the same.
2. This EC excludes Wing A1 as PP has not obtained CFO NOC for the same. Further, EC is restricted for Wing B1 up to height 62.01 m, for Wing B2 up to height 78.40 m, for Wing H1 up to 30.0 m height as per CFO NOC.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
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 after deliberation decided to grant EC for-FSI- 78,089.00 m2, Non FSI-60,232.00 m2, Total BUA-1,38,321.00 m2. (Plan approval No-CC/2967/21, dated-30.12.2021)

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.

Member Secretary

Chairman T.C

Anx. A3

MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL LABORATORY, PUNE

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Regional Laboratory, Pune, Maharashtra Pollution Control Board, Jog Center, 3rd Floor,Mumbai Pune Road, Wakdewadi,Pune- 411 003

NABL Certificate No.:	Validity
Laboratory MoEF Recognition :	Validity

Test Report No.: MPCB/RL-Pune/JVS/23-24/09/3	Date: 01/09/2023 06:10 PM

Analysis Report-Water (JVS)

Field Sample ID :	BR-0052725		
Name & Address of the Industry	Gloria associates O21 Building and construction project more than 20,000 sq. m built up area		
Sampling Location :	STP (Outlet)		
Lab code :	MPCB/RL-Pune/JVS/23-24/968		
Sampling Method(s) :		**Sample Details (Water/Air/HW) :**	Water
Sampling drawn by (Officer name):	FO-Pune II (Shri Sandeep Manohar Motegaonkar)	**Sample Volume Received :**	
Sample submitted by (Name) :	FO-Pune II (Shri Sandeep Manohar Motegaonkar) (SRO-Pune II)	**Seal No. :**	314
Date of Sample Collection.(dd/mm/yyyy) :	22/08/2023 10:10 AM	**Date of Sample receipt to Laboratory (dd/mm/yyyy) :**	25/08/2023 04:36 PM
Analysis start Date (dd/mm/yyyy). :	25/08/2023 06:07 PM	**Analysis end Date (dd/mm/yyyy). :**	01/09/2023 05:44 PM

Test Report

Sr.No	Parameter	Results	Unit	Method Adopted
1	Suspended Solids (SS)	10.0	mg/l	
2	Biochemical Oxygen Demand (BOD)	8.5	mg/l	
3	Chlorine Residual	NIL	mg/l	
4	Chemical Oxygen Demand (COD)	28.0	mg/l	

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Abbreviations: - BDL=Below Detectable limit, N.D.=Not Detected, N.A.= Not Analyzed, * Not covered under NABL scop.

Comment (if any):
Comment for Amended Report:
Remark: - Note: This test report refers only to the sample submitted for the testing.
Results Compiled by: Dr P D Khadkikar
Results Approved by: Dr P D Khadkikar
Results Reviewed by: Dr P D Khadkikar

 # This is an Electronically generated report does not require signature

Note :
1 . Results relate only to the sample/s tested, only in case of samples submitted by customer & not drawn by MPCB.
2. Samples will be preserved for a period 10 days from the delivery of Test Certificate.
3. Customer complaint register is available at laboratory.
4. The Contents of this Report shall not be reproduced in part or in full without written approval of laboratory.
5. MU values will be reported on request.

Dr P D Khadkikar
Scientific Officer,
I/c Regional Laboratory,
Pune,

End of The Report

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Anx. A4

By Speed Post

F.No. 21-348/2007-IA.III
Government of India
Ministry of Environment and Forests
(I.A. division)

Paryavaran Bhawan,
CGO Complex,Lodhi Road
New Delhi 110510
Dated: 24.12.2007

To,

M/s Gloria Associates
PCS House, Dr, Ketkar Road,
Near Suvarnrekha Dinning Hall,
Erandwane,
Pune 411004

Subject: Environmental Clearance for construction of proposed residential complex "Gloria" at Mulshi Road, Bavdhan, Pune.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz. Form 1 & 1 A, and Conceptual plan and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee constituted by the competent authority in its 21st meeting held on 12- 14 September 2007.

2. The project proponent is proposing construction of residential complex "Gloria" Opp. Hotel Ambrosia, Mulshi Road, Bavdhan, Pune at a cost of Rs. 153 cores. The proposed development will consist of construction of 506 tenemants. The total plot area is 28,020 sq. m. The total proposed built up area as indicated is 37,463 sq. m. Total water requirement will be 341 cu.m./day. Total wastewater generation from the project will be 273 cu. m./day. An STP of capacity 275 cu.m will be provided at site. The treated waste water will be used for landscape and flushing purpose in the premises. The total solid waste generated will be 1265 kg/day. Vermi-composting of biodegradable waste will be done and Non-biodegradable waste will be handed over to local municipal authority for disposal. The parking space will be provided for parking of 608 vehicles.

3. The documents submitted along with the application predict that there will be minor negative impact on the Air quality during construction as well as operation phase. There will be minor negative impact on ambient noise level inside the premises during construction phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of

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trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The additional EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have awarded "Gold" grading and recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions Accordingly, the Ministry hereby accords necessary environmental clearance under category 8(a) for the project subject to the strict compliance with the specific and general conditions mentioned below,

PART A- .SPFCIFIC CONDITIONS

I. Construction Phase

i. Consent for establishment shall be obtained from the State Pollution Control Board/Pollution Control Committee under Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at site.
ii. For disinfection of waste water ultra violet radiation shall be used in place of chlorination.
iii. Vehicles hired for construction activities should be operated only during non-peak hours.
iv. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
v. Ready mixed concrete shall be used in building construction.
vi. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
vii. Permission to draw ground water shall be obtained from competent authority prior to construction/operation of the project.
viii. Separation of gray and black water should be done by the use of duel plumbing line. Treatment of 100% gray water by decentralized treatment should be done.
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. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
xi. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
xii. Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.
xiii. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.

xiii. Necessary approval of competent authority of State Forest Department shall be obtained before starting construction.

xiv All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

xv. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.

xvi A First Aid Room will be provided at the project site both during construction and operation of the project.

xvii Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

xviii Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.

xix Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.

xx Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

xxi. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.

xxii Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.

xxiii Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.

xxiv Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra Pollution Control Board.

xxv 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.

xxvi 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 had started without obtaining environmental clearance.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

i. Necessary permission of competent authority shall be taken to store diesel in the premises for operation of DG set.

ii. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.

iii. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

iv. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.

v. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.

vi. The sewage treatment plant of adequate capacity will be provided to treat sewage generated from the complex and it should be certified by an independent expert for adequacy as well as efficiency and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing, cooling and landscaping. Discharge of treated sewage shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.

vii. Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

viii. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.

ix Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

x The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

xi Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

xii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.

xiii. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xiv. The values of R & U for the Commercial building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

xv. Energy conservation measures like installation of solar panels for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

PART – B. GENERAL CONDITIONS

i) This environmental clearance is subject to Hon'ble Supreme Court's decision regarding siting of project near wildlife sanctuary.
ii) The environmental safeguards contained in the documents should be implemented in letter and spirit.
iii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
iv) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.
v) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), State Forest Department, Wildlife Act 1972 etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s) for their information.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at http://www.envfor.nic.in. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

12. The project authority shall enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets of the buildings.

(K.C. RATHORE)
Additional Director (IA)
rathore27@yahoo.com
Tele: 24360789

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15th Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3rd Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), Mumbai.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K. C. RATHORE)
Additional Director (IA)

T.C

Anx. A5

MAHARASHTRA POLLUTION CONTROL BOARD

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📠: 24024068
Visit us at: http://mpcb.mah.nic.in
*Email:*mpcb@vsnl.net

KALPATARU POINT, 2nd,3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion East, MUMBAI: 400 022

Infrastructure Project/LSI.

Consent No. BO/RO (P&P)/CC- 248 **Date:** 16 /04/2008

Consent to Establish is granted to **M/s. Gloria Associates**
'Gloria' Residential Complex Project
At S. No. 47/4A + 4B + 5 + 6 + 9 + 11 + 12 + 16
Opp. Hotel Ambrosia, Mulshi Road,
Pune

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of H.W (M & H) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

1. **The Consent to Establish is valid up to Commissioning of the unit.**

For development of land/plot as new construction activities for residential complex named as **M/s. Gloria Associates,** 'Gloria' Residential Complex Project, At S. No. 47/4A + 4B + 5 + 6 + 9 + 11 + 12 + 16, Opp. Hotel Ambrosia, Mulshi Road, Pune on total plot area of **28020.59 sq mtrs.** & total built up area of **37462.79 sq. m** including utilities of residential project as per construction commencement certificate issued by local body.

2. **CONDITION UNDER WATER ACT :-**

(i) The daily quantity of sewage effluent from above construction project shall not exceed **273.24 M^3/D.**

(ii) **Sewage Effluent Treatment :** The Applicant shall provide a comprehensive sewage treatment plant treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards:-

(1)	Suspended Solids	Not to exceed	100	mg/l.
(2)	BOD 3 days 27 CC.	Not to exceed	30	mg/l.

(iii) **Sewage effluent Disposal:-**
The domestic effluent shall be recycled and reused for flushing, fire fighting and cooling of Air conditioners and gardening etc within own premises and excess shall be discharged into under ground drainage scheme provided by PMC. In no case, effluent shall find its way to any water body directly/indirectly at any time.
The project authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination.

(iv) **Non-Hazardous Solid Waste:-**
The total quantity shall not exceed 1265 Kg per day and shall be segregated and treated as follows:-

Sr	Type of Segregated solid waste	Quantity Kg/day	Treatment	Disposal
1	Total solid waste	1265		To PMC MSW site

3. **Other Conditions:-**

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), CRZ notification, and special notifications published for Dahanu, Murud - Janjira, Matheran and Mahableshwar area wherever applicable and all the Environmental Statutes and Instruments.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
3. No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.

Maharashtra Pollution Control Board Mumbai

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4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handling over of complex for occupation.
9. Applicant shall provide 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.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered land fill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfection of waste water ultra violet radiation shall be used in place of chlorination
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. The applicant, during the construction stage shall provide

a) Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
b) Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
c) Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
d) Green belt of 33% of the open space shall be developed.

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended ,2003 and Rules there under :-
The daily water consumption for the following categories shall not exceed, as under

(i)	**Domestic**	**From ULB (In CMD)**	**From other sources (In CMD)**
a)	Domestic	341.55	---
b)	Make up water for Swimming pool	---	---
c)	Make up for fire fighting	---	---
d)	Agriculture/Gardening	---	---

5. CONDITIONS UNDER AIR ACT :-

The Applicant may install 04 diesel generating sets (DG Sets), of capacity 1 x 125 KVA and 6 x 160 KVA, and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:-

(i) **Standards for emissions of air Pollutants**

i)	SPM/TPM	Not to Exceed	150	mg/Nm3
ii)	SO2 (DG set)	Not to Exceed	31	Kg/day



(ii) **The following measure shall be taken.**

a) Adequate mitigation measures shall be taken to control emissions of SO2, NOx, SPM, RSPM.

b) Applicant shall achieve following Ambient Air Quality standards.

1	SPM	Not to Exceed (Annual Average)	140	µg/ m^3
		Not to Exceed (24 hours)	500	µg/ m^3
2	SO_2	Not to Exceed (Annual Average)	60	µg/ m^3
		Not to Exceed (24 hours)	80	µg/ m^3
3	NO_x	Not to Exceed (Annual Average)	60	µg/ m^3
		Not to Exceed (24 hours)	80	µg/ m^3
4	RSPM	Not to Exceed (Annual Average)	60	µg/ m^3
		Not to Exceed (24 hours)	100	µg/ m^3

(iii) **The Applicant shall observe the following fuel patterns**

No.	Type of Fuel	Quantity
1	HSD	1560 lit/day

(iv) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height
1	DG set (1 x 125 KVA)	36.7 mtrs each
2	DG set (2 x 160 KVA)	37.2 mtrs each

(v) **Conditions for DG Sets :-**

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer.
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

(vi) **Other Conditions:**

a) The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.

b) Water spraying shall be done on ground to avoid fugitive emissions.

c) Construction material shall be carried in enclosed vehicles during constriction activities.

(vii) **Conditions For Utilities like Kitchen, Eating Places etc.,** :-

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. 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 way that no nuisance is caused to neighbors.

Maharashtra Pollution Control Board Mumbai

(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned as between 6 a.m. to 10 p.m. and night time is reckoned between 10 p.m. to 6 a.m.

(ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.

(x) No construction work is permitted during night time.

6. CONDITIONS UNDER HW (M & H) & AMENDMENT RULES 2003

(i) The applicant shall handle hazardous wastes as specified below.

Sl	Item No. as per Sch-I	Type of Waste	Quantity	Disposal
01	5.1	Used oil/Waste Oil		Shall be sent to authorized recycler/reprosser

(iii) Treatment :--

7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer.

8. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

9. **No manufacturing activity shall be carried out within the premises of the project.**

10. **The applicant shall use flyash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.**

11. **The applicant shall adopt environment friendly technology in development of the project.**

12. **The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.**

13. **The applicant shall comply with the conditions stipulated in Environmental Clearance granted by MoEF, GOI vide no F. No. 21-348/2007-IA.III. dated 24.12.2007**

14. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;

15. **This consent is issued pursuant to the decision of Consent Committee meeting held on 25.03.2008.**

16. The capital investment of the project is Rs. 153/- crores.

For and on behalf of the
Maharashtra Pollution Control Board

(Sanjay Khandare)
Member Secretary

To
M/s. Gloria Associates
'Gloria' Residential Complex Project
At S. No. 47/4A + 4B + 5 + 6 + 9 + 11 + 12 + 16
Opp. Hotel Ambrosia, Mulshi Road,
Pune

Copy forwarded with compliments to
The Collector, Mumbai
Copy to
1. Regional Officer, Mumbai, MPCB,
2. Sub Regional officer, Mumbai- I, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,
Received consent fee of

Amount	DD No.	Date	Drawn on
Rs 153000/-	104897	15.02.2008	HDFC Bank

4. Cess Branch, MPCB, Mumbai. 5. Master file.

T.C

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010437/24020781/24014701
Fax: 24023516/24024068/24044531
Website: http://mpcb.gov.in
E-mail: enquiry@mpcb.gov.in

Kalpataru Point, 2nd, 3rd & 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai- 400 022.

Anx. A6

EIC No: PN-8594-11
Infrastructure Project/LSI
Consent No. BO/RO(HQ)/Pune/CO/CC- 62

Date: 16 /05/2011

Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundry Movement) Rules 2008.
[To be referred as Water Act, Air Act and HW (M,H &TM) Rules respectively].

Consent to Operate is granted to,

M/s. Gloria Associates,
S. No: 47/4A, 4B, 5,6,9,11,12,16,
Opp. Hotel Ambrosia, Mulshi Road, Bavdhan, Pune

located in the area declared under the provisions of the Water Act, Air Act and Authorization under the provisions of HW (M,H &TM) Rules subject to the provisions of the Act and the Rules and the orders that may be made further and subject to the following terms and conditions:

1. **The Consent to Operate is granted for a period up to: 31/12/2012.**

For Residential Project (Building Nos. A,B,C,D) named as **M/s. Gloria Associates,** S.No: 47/4A, 4B, 5,6,9,11,12,16, Opp. Hotel Ambrosia, Mulshi Road, Bavdhan, Pune **on total plot area of 28,020.0 sq. mtr & Construction BUA of 22,352.92 sq. m** including utilities of Residential Project as per occupancy certificate issued by local body.

2. **CONDITIONS UNDER WATER (Prevention & Control of Pollution) ACT, 1974: -**

(i) The quantity of sewage effluent from above construction project shall not exceed **142.0 m^3/day.**

(ii) **Sewage Effluent Treatment:** The Applicant shall provide a comprehensive sewage treatment plant and treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards: -

(1)	pH	Not to exceed	6.5 to 9.0	
(2)	Suspended Solids	Not to exceed	100	mg/l.
(3)	BOD 3 days 27 °C.	Not to exceed	20	mg/l.
(4)	Fecal Coli form	Not to exceed	500/100/l	ml.
(5)	Residual Chlorine	Not to exceed	01	mg/l.
(6)	Detergent	Not to exceed	01	mg/l.
(7)	Floating matters	Not to exceed	10	mg/l
(8)	COD	Not to exceed	50	mg/l

Maharashtra Pollution Control Board Mumbai

(iii) **Sewage effluent Disposal: -**
The treated domestic effluent shall be 80 % recycled and reused for flushing & gardening. In no case, effluent shall find its way to any water body directly / indirectly at any time.
[Project proponent shall operate STP for five years from the date of obtaining occupancy certificate]

(iv) **Non-Hazardous Solid Waste: -**
The total quantity shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity (Kg/Day)	Treatment	Disposal
1.	Bio Degradable Waste	264	Composting	Used as manure
2.	STP Sludge	30		
3.	Non Bio Degradable Waste	396	..	Landfill site

3. **Other Conditions: -**

1. All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
2. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
3. Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
4. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
5. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and
method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000.
6. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
7. For disinfections of waste water ultra violet radiation shall be used in place of chlorination

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under: -
The daily water consumption for the following categories shall not exceed, as under
a) Domestic **178.20 CMD**
b) Make up for Flushing --
c) Fire fighting --
d) Agriculture/Gardening --

5. **CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981: -**

(i) The Applicant shall install **3-nos** of diesel generating sets (DG Sets), of capacity **160 KVAx 2-Nos & 125 KVA each** and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:-

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm^3
ii)	SO2 (DG Set)	Not to Exceed	15	Kg/day

Maharashtra Pollution Control Board Mumbai

(ii) **The applicant shall observe the following fuel pattern:**

No.	Type of Fuel	Quantity
1	HSD	114 Ltrs / D

(iii) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height above roof top of the building in which it is installed
1	D.G.Set **160 KVAx 2-Nos** **& 125 KVA**	3.0 each 2.0 Mtrs

(iv) **Conditions for DG Sets:-**

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

(vi) **Other Conditions:**

a) The Applicant shall provide ports in the chimney and facilities such as ladder, platform etc for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's staff. The chimneys shall be numbered, as S-1, S-2 etc and these shall be painted/ displayed to facilitate identification.

(vii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

6. **CONDITIONS UNDER HW (MH &TM) RULES, 2008:**

(i) The applicant shall handle hazardous wastes as specified below:

Sr.No.	HW as per Schedule-I	Type of Waste	Quantity	Disposal
Industry Shall not generate any type of Hazardous Waste				

7. The applicant shall adopt environment friendly technology in development of the project.

Maharashtra Pollution Control Board Mumbai

8. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.

9. This is issued pursuant to the decision of **Consent Committee** of the Board in its meeting held on **31st March 2011** and approval of Hon'ble Chairperson of Board.

10. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: **EC/2008/C.R.76A/TC/I, dt: 31/03/2009.**

11. The applicant shall submit **Bank Guarantee of Rs. 5.0 Lakhs** towards the compliance of consent conditions at Regional Office, MPCB, Pune within 15-days.

12. The capital investment of the total project is **Rs. 153 Crores.** The part completed Residential Project (Building Nos. A,B,C,D) having capital investment of **Rs. 62.17 Crore.**

Maharashtra Pollution Control Board Mumbai

10/5/2011

(Radheshyam Mopalwaar)
Member Secretary

To,
M/s. Gloria Associates,
S. No: 47/4A, 4B, 5,6,9,11,12,16,
Opp. Hotel Ambrosia, Mulshi Road, Bavdhan, Pune

Copy to-

1. Regional Officer, MPCB, Pune, He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Pune-I. MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,

Received consent fee of:-

Amount	DD No.	Date	Drawn on
Rs. 75,000/-	119488	16/12/2010	HDFC Bank

4. Cess Branch, MPCB, Mumbai. 5. Master file.

T.C

Anx. A7

Monday, July 25, 2011

5:38:42 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6431

गावाचे नाव बावधन खुर्द

दिनांक 25/07/2011

दस्तऐवजाचा अनुक्रमांक हवल15 - 06428 - 2011

दस्ता ऐवजाचा प्रकार घोषणा पत्र

सादर करणाराचे नाव:मे.ग्लोरीया असोसिएटस तर्फे भागीदार मे. परांजपे स्किम्स (कन्स्ट्रक्शन)लि.तर्फे डायरेक्टर एस पी परांजपे तर्फे वि.कु.मू. प्रमोद

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (107)	:-	2140.00
एकूण	रु.	2240.00

आपणास हा दस्त अंदाजे 5:53PM ह्या वेळेस मिळेल

दुय्यम निंबधक
हवेली 15 (दिघी)

बाजार मुल्य: 0 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 100 रु.

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५,पुणे शहर,पुणे

T.C

362

दुय्यम निबंधक: हवेली 15 (दिघी)

दस्तक्रमांक व वर्ष: 6428/2011

Monday, July 25, 2011

5:41:34 PM

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बावधन खुर्द

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) घोषणा पत्र

मोबदला रू. 0.00

बा.भा. रू. 0.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णनः गाव मौजे बावधन खु. येथील स.नं.47/4अे +47/4ब+47/5,47/6+47/9,47/11+47/12+47/16 या एकत्रीत मिळकती पैकी 14713.64 चौ. मी. क्षेत्रावरील ग्लोरीया अपार्टमेंट फेज 1 योजनेमधील इमारती (अे बी सी डी) व त्यामधील रहिवाशी अपार्टमेंट , तसेच सामाईक क्षेत्र मोकळी जागा , सामाईक टेरेस व अन्य सोई सुविधांसह मिळकत

(3)क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) चंद्रकांत रायगोंडा पाटील व अन्य 19 (ओनर/ग्रँटर नं 1) तर्फे कु.मू.मे.श्रृती टाय-अफ प्रा.लि.तर्फे दिलीप एस दामले तर्फे वि.कू.मू.श्रीनिवास अनंत देशपांडे . .; घर/फ़्लॅट नं: पौड रोड पुणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(2) मे.श्रृती टाय अफ प्रा.लि.(मुळ विकसनकर्ता /ग्रँटर नं 2)तर्फे दिलीप एस दामले तर्फे वि.कू.मू.श्रीनिवास अनंत देशपांडे - ; घर/फ़्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(3) मे.ग्लोरीया असोसिएटस तर्फे भागीदार मे. परांजपे स्किम्स (कन्स्ट्रक्शन)लि.तर्फे डायरेक्टर एस पी परांजपे तर्फे वि.कु.मू. प्रमोद रघुनाथ पानसे - .; घर/फ़्लॅट नं: कोथरुड पुणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(4) मे.ग्लोरीया असोसिएटस तर्फे भागीदार दिलीप एस दामले तर्फे वि.कू.मू.श्रीनिवास अनंत देशपांडे - .; घर/फ़्लॅट नं: पौड रोड पुणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) -; घर/फ़्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 25/07/2011

(8) नोंदणीचा 25/07/2011

(9) अनुक्रमांक, खंड व पृष्ठ 6428 /2011

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 100.00

(11) बाजारभावाप्रमाणे नोंदणी रू 100.00

(12) शेरा



मी वाचली
मी रुजवात घेतली

अस्सल वरहुकुम नक्कल यास दिली

सदर नक्कल अर्ज--प्रमोद पानसे

यांस त्यांचे तारीख--२५/७/२०११

अर्जावरून--समक्ष

तारीख--२५/७/२०११

THE SEAL OF SUB REGISTRAR हवेली क्र.-१५ चे सह दुय्यम निबंधक
सत्यमेव जयते
HAVELI-15

दुय्यम निबंधक, हवेली क्र.१५

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

EP 246094

नंबर 5264 (00/-

तारीख 31 MAY 2011

नांव M/s. Y.S. Associates

पत्ता Boat Club Road Pune

ह्स्ते S. Walimbe सही:-

नेहा ठेरे, १२१८, बिल्वदन सोसा.,

फर्ग्युसन रस्ता,पुणे-४.(मुद्रांक विक्रेता)

ला. नं. हवेली/11/42/1995

26 MAY 2011

उप कोषागार अधिकारी /
कोषागार पाल, पुणे

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

हवेली - १५

६४२९ | ९९

२०११

DEED OF DECLARATION

EXHIBIT-A

THIS DEED OF DECLARATION U/S. 2 OF MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 is made at Pune on this 25th day of JULY 2011.



हवेली - १५
७०२८ | २ | ८६
२०१९

1) Chandrakant Raygonda Patil, age: 54 years, occupation: Business, residing at: 1/A/1, S.No.17, Swapnali Apt., Opp. Sangam Press, Kothrud, Pune

2) Shankar Ganpat Wahale, age: 46 years, occupation: Agriculture, residing at: Bhukum, Tal- Mulshi, Dist. Pune,

3) Sagar Sahebrao Bhelke, age: 30 years, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, Flat No.A/3, Kothrud, Pune,

4) Radhakrishna Sukhdev Davkhar, age: 51 years, occupation: Agriculture, residing at: 1/102, Saurabh Society, 45/11, Karvenagar, Pune

5) Mrs. Durga Ganesh Rudrakar, age: 43 years, occupation: Housewife, residing at: S.No.20, Bharat Colony, Karvenagar, Pune - 52,

6) 6a) Sambhaji Dajiram Ghodke, age: 42 years, occupation: Agriculture/service, residing at: Bavdhan, Tal-Mulshi, Dist.Pune, 6b) Mrs. Indubai Pandurang Jadhav, age: 42 years, occupation: Housewife/Agriculture, residing at: Bavdhan, Tal-Mulshi, Dist.Pune,,

7) 7a) Dattatray Doulat Karanjavane, age: 47 years, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune, 7b)Anil Doulat Karanjavane, age: 37 years, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune,, 7c) Sunil Doulat Karanjavane, age: 35years, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune,, 7d) Smt. Sulochana Doulat Karanjavane, age: 65 years, occupation: House Work, residing at: 47/16, A, Bavdhan Khurd, Mulshi, Pune, 7e) Mrs. Lata Sunil Dhumal, age: 41 years, occupation: Agriculture/Housework, residing at: Wadgaon 32 years, occupation: Agriculture/Housework, residing at: 46/397, Laxmi Nagar, Pune 411 003,

8) 8a)Suresh Dnyanoba Amrale, age: 48 years, occupation: Business/Agriculture, residing at: Jaibhavani Nagar, Pune-411 038, 8b)Atmaram Dattoba Dhamale, age: 45 years, occupation: Business/Agriculture, residing at: Jaibhavani Nagar, Pune-411 038, 8c) Arun Mahipati Kumbare, age: 49 years, occupation: Business/Agriculture, residing at: : Jaibhavani Nagar, Pune-411 038, 8d) Sanjay Ramchandra Dhongade, age: 45years, occupation: Business/Agriculture, residing at: Nava Ekta Colony, Shastri Nagar, Kothrud, Pune 8e) Ujwala Sanjay Dhongade, age: 40 years, occupation: Housework, residing at: Nava Ekta Colony, Shastri Nagar, Kothrud, Pune and 8f) Parashuram Dattoba Dhamale, age: 40 years, occupation: Business/Agriculture, residing at: Alkapuri Society, Kothrud, Pune,

9) Suresh Balbhim Potdar, age: 49 years, occupation: Business, residing at: Yaksha Nagari, Kothrud, Pune-29,

10) 10a) Ramkrishna Gopalkrishna Nidmarti, age: 66 years, occupation: Business/Agriculturist, residing at: 237, Singh Society, Aundh, Pune -7, 10b) Mrs. Shubhalxmi Ramkrishna Nidmarti, age: 56 years, occupation: Business/Agriculturist, residing at: 237, Singh Society, Aundh, Pune -7,



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11) 11a) Harish Hukumatrai Sethi, age: 59 years, occupation: Business, residing at: 36, Ideal Colony, Paud Road, Kothrud, Pune 29, 11b) Mrs. Shashi Devendra Sabharwal, age: 56 years, occupation: Housewife, residing at: C/2,-C(2)/56, Janak Puri, Delhi,

12) Fab Clean and Care Pvt. Ltd. through its director Mr. Kabir Lulla, age: 30 years, occupation: Business, residing at: 817, Singh Society, Pune – 411 007,

13) 13a) Sarvottam Keshav Pai, age: 65 years, occupation: Business, residing at: Pratishtha Apts., 125/3, Law College Road, Opp. Film Institute, Erandwane, Pune, 13b) Vishnu Madhav Pai, age: 55 years, occupation: Business, residing at: Prabhashali Aprts., 5/12, Anil Park, Erandwane, Pune - 4,

14) Radha Kundalik Zargad, age: 37 years, occupation: Housework, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune – 411 029,

15) Gopi Gajanan Bhelke, age: 27 years, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune – 411 029,

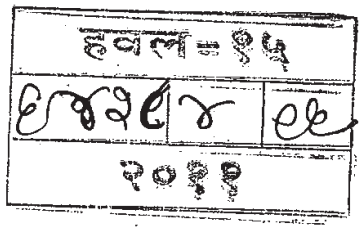
16) Girish Gajanan Bhelke, age: 38 years, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune

17) 17a) Ravindra Appasaheb Patil, age: 34 years, occupation: Agriculture, residing at: 148 (4A+4B) Plot No.7A, Nina Society, Paud Road, Pune , 17b) Mrs. Minakshi Parisa Girmal, age: 44 years, occupation: Agriculture, residing at: B5 Tapodhan Society, Warje Malwadi, Pune, 17c) Mrs. Varsha Appasaheb Katrale, age: 40 years, occupation: Agriculture, residing at: A3 Tapodhan Sah. Soc., Bldg. No.3A, Block 5A, Warje, Pune, 17d) Miss. Suchita Appasaheb Patil, age: 37 years, occupation: Agriculture, residing at: 30/3, Digambar Bldg., Pune-4, 17e) Smt. Vimal Appasaheb Patil, age: 70 years, occupation: Agriculture, residing at: 148 (4A+4B) Plot No.7A, Nina Society, Paud Road, Pune , and 17f) Mrs. Nisha Raosaheb Patil, age: 49 years, occupation: Agriculture, residing at: Bhelke Heights, Kothrud, Pune

18) 18a) Mukesh Champaklal Shah, age: 48 years, occupation: Business/ Agriculturist, residing at: 594, Sadashiv Peth, Express Towers, Pune-30, 18b) Mrs. Smita Mukesh Shah, age: 43 years, occupation: Housewife/Agriculturist, residing at: 594, Sadashiv Peth, Express Towers, Pune-30,,

19) 19a)Baburao Maruti Karanjavane, age: 60 years, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19b)Suresh Baburao Karanjawane, age: 34 years, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19c)Chandrakant Baburao Karanjawane, age: 32 years, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19d)Rajendra Baburao Karanjavane, age: 29 years, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19e) Smt. Nanda Shivaji Khirid, age: 36 years, occupation: Agriculture, residing at Bavdhan Khurd, Pune, 19f) Smt. Vimal Appasaheb Patil age: 70 years, occupation: Agriculture, residing at: 148 (4A+4B) Plot





No.7A, Nina Society, Paud Road, Pune ,, and 19g) Mrs. Nisha Raosaheb Patil, age: 49 years, occupation: Agriculture, residing at: Bhelke Heights, Kothrud, Pune,

20) Santosh Mahadev Dagade age: 30 years, occupation: Agriculture/Business, residing at: Bavdhan Khurd, Mulshi, Pune through their common Power of attorney holder Mr. Dilip S. Damle Director of M/s. Shruti Tie Up Pvt. Ltd. having its registered office at P-17/A Ashutosh Choudhary Avenue, Kolkatta- 700019.

Hereinafter collectively referred to as **OWNER/GRANTOR NO. 1** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, nominees, representatives, administrators and/or assigns, successors in title, liquidators, authorised signatories etc.) of the First Part.

AND

SHRUTI TIE-UP PVT. LTD., a company registered and incorporated under The Companies Act, 1956, having its registered office at P-17/A, Ashutosh Choudhary Avenue, Kolkatta: 700 019 through its authorised signatory Shri. Dilip S. Damle age: 56 years, occupation: Chartered Accountant, residing at: Kolkatta, West Bengal,

Hereinafter referred to as "**ORIGINAL DEVELOPER / GRANTOR NO. 2**" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include its Executors, Administrators, Assignees, Liquidators, Authorised Signatories etc.), of the Second Part

AND

M/s. GLORIA ASSOCIATES, a partnership firm of persons, having its principal place of business at P-17/A, Ashutosh Choudhary Avenue, Kolkatta: 700 019 and a office at PSC House, CTS No. 111+111/2, Anand Colony, Off Prabhat Road, Pune: 411 004, constituted by SHRUTI TIE-UP PVT. LTD., a company registered and incorporated under The Companies Act, 1956, having its registered office at P-17/A, Ashutosh Choudhary Avenue, Kolkatta: 700 019, and PARANJAPE SCHEMES (CONSTRUCTION) LIMITED having its office inter alia at PSC House, C.T.S. No. 111+111/2, Anand Colony, Erandwane, Pune. through its authorised signatories Shri S. P. Paranjape, age: 53 years, residing at Pune; and Shri. Dilip S. Damle age: 56 years, occupation: Chartered Accountant, residing at: Kolkatta, West Bengal,

Hereinafter referred to as "**DEVELOPER/GRANTOR NO. 3**" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include its Executors, Administrators, Assignees, Liquidators, Authorised Signatories etc.), of the Third Part



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Do hereby declare and state as follows :-

ONE

THAT Grantor No. 1, 2 and 3 are fully qualified and empowered to execute this Declaration

TWO

SCHEDULE – I
(Description of the Larger Property)

All that pieces and parcels of lands admeasuring 40750.00 Sq.mtrs bearing S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) as per sanctioned plan, Village Bavdhan (Kh), Taluka Mulshi, Paud, District Pune more particularly described in the table annexed herewith and marked as **ANNEXURE – 1** within the limits of Pune Municipal Corporation and also within limits of Registration District Pune, Sub District Pune and Pune Urban Agglomeration, together with the rights, liabilities, heriditaments, appurtenants thereto and hereinafter for sake of brevity referred to as the "Larger Property". The xerox copy of the 7/12 extract is annexed and marked as **ANNEXURE - 2**.

SCHEDULE – II
(Subject Matter of Declaration)

a) Out of the 'Larger Property' referred above, the piece and parcel of the land admeasuring 14713.64 Sq.mtrs as per Architect Certificate marked as **ANNEXURE – 3** (hereinafter referred to as " said land") utilized for construction of building 'A,B,C & D' and other edifices hereinafter referred as "said building/s" being constructed as per sanctioned plan together with the rights, liabilities, heriditaments, appurtenants thereto. The land is bounded as follows

On or towards the North	:-	24 meter D.P. Road
On or towards the East	:-	Open Space & S.No. 50
On or towards the West	:-	S.No. 47/16 (Part)
On or towards the South	:-	Open Space

b) F.S.I admeasuring 22352.92 Sq.mtrs utilized for construction of said building/s as per annexed xerox copy of the Architect Certificate.

c) The buildings "A,B,C & D" and other edifices being constructed in the First Phase as per sanctioned plan together with the rights, liabilities, heriditaments, appurtenants thereto.



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d) The said land and the building/s "A,B,C & D", edifices, flats/apartments being constructed thereon as per present sanctioned plan collectively referred to as "Gloria Apartments" (Phase – I)

e) It is hereby clarified that the balance land, balance F.S.I. as per architect certificate and F.S.I. / T.D.R. that may be sanctioned in future, the building/s to be constructed in next phase (es) on the balance land in future subject to sanction of Pune Municipal Corporation, 12, 24 and 60 mtr. wide D.P.Roads, Amenity Space and Nala Garden area shown in the sanctioned layout plan is not subject matter of this Deed of Declaration.

f) The set of present sanctioned layout / building plan of Gloria Apartments (Phase – I) is annexed and it is part and parcel of this Deed.

THREE

THAT Shruti Tie-Up Pvt. Ltd. - the Original Developer / Grantor No. 2 acquired the development rights in respect of the Larger Property (serial number wise) by Original Land Owners i.e. the Owners / Grantor No. 1 vide various documents described in the statement annexed and marked as **ANNEXURE - 4**. The Owner / Grantor No. 1 also executed duly registered irrevocable Powers of Attorney/ies pertaining to each of the above development agreement in favour of the Original Developer / Grantor No. 2 for carrying out development of the larger property. By virtue of the said Deeds and Documents the Original Developer / Grantor No. 2 acquired every right to develop the larger property at its own or jointly with any other legal entity.

FOUR

THAT on the basis of the said Development Agreement/s and Power of Attorney/ies Shruti Tie-Up Pvt. Ltd. – Original Developer / Grantor No. 2 and M/s. Paranjape Schemes (Construction) Limited agreed to develop the Larger Property jointly and executed Joint Venture Agreement dated 12.12.2006 for the purpose on the terms and conditions mentioned therein. The said Joint Venture Agreement is registered on the same day, at Sr. No. 8388/06, and subsequent Supplementary Joint Venture Agreement is registered vide Sr. No. 2640/07, dated 30/03/2007 at the office of Joint Sub-Registrar Haveli No. 4, Pune.

FIVE

THAT as per the said Joint Venture Agreement the Original Developer / Grantor No. 2 introduced the development rights of the said larger Property as its capital and M/s. Paranjape Schemes (Construction) Ltd. agreed to bear entire cost of development and construction of the project. M/s. Paranjape Schemes (Construction) Ltd. further agreed to undertake entire construction of the project and marketing and selling activities *inter alia* such as obtaining various permissions and sanctions required for the development of the said Larger Property, carry out entire construction of the project, to accept booking of the flats from prospective customers and to sell the same, receive amounts of



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consideration of the flats and various deposits and execute and register necessary deeds of conveyance as envisaged in the Maharashtra Ownership Flats Act 1963 and / or The Maharashtra Apartment Ownership Act, 1970 and look after entire administration of the project.

SIX

THAT by virtue of the said development agreements, Power of Attorney/ies and the said Joint Venture Agreement the Developer / Grantor No. 3 herein alone is entitled to develop the Larger Property, to construct Flats / Apartments on the said Larger Property and to sell the same in open market and execute and register necessary deeds of conveyance as envisaged in the Maharashtra Ownership Flats Act 1963 and / or The Maharashtra Apartment Ownership Act, 1970,

SEVEN

THAT the Competent Authority, Pune Urban Agglomeration, Pune, constituted under The Urban Land (Ceiling and Regulation) Act, 1976, by various orders held that Owner / Grantor No. 1 do not hold any surplus land as envisaged under the said Act.

EIGHT

THAT the Developer / Grantor No. 3 applied for non-agricultural use of the Larger Property under section 44 of MLR Code and accordingly the Collector Revenue Branch, Pune was pleased to pass necessary order allowing the non-agricultural use of the Larger Property .

NINE

THAT the Pune Municipal Corporation being also the planning authority under the Maharashtra Regional and Town Planning Act, 1966, accepted the combined layout of the larger property. The Promoter / Developer for one or another reason decided to develop the larger property in phases and hence got the plans of the buildings 'A,B,C & D' and other edifices to be constructed on the piece and parcel of the said land sanctioned by Pune Municipal Corporation and obtained Commencement Certificate bearing No. CC/4697, dated 29/03/2007. A xerox copy of the Commencement Certificate is annexed and marked as **ANNEXURE – 5.** The set of sanctioned plan is annexed and it is part and parcel of this Deed.

TEN

THAT the Developer/Grantor No. 3 is now developing ownership scheme on the said land more particularly described in Schedule-II above forming part of the larger property and constructing thereat said building/s comprising of flats/apartments of first phase as per present sanctioned plan.

ELEVEN

THAT in the course of time the Developer/Grantor No. 3 has executed separate Agreements to Sell with intending Purchasers of Flats/Apartments of the project



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and registered the same in the office of the concerned Sub-Registrar, Haveli, Pune.

TWELVE

THAT the Flats/Apartments shown in the present sanctioned plan are described in the Statement annexed hereto and marked as **ANNEXURE - 6.** The percentage in voting rights and undivided share, interest in common areas and facilities held by each flat purchaser is calculated on the built-up area and agreement value of each flat / apartment with the knowledge and consent of all flat purchasers from time to time. - A - 66
B - 66
C - 66
D - 66

THIRTEEN

1) COMMON AREAS AND FACILITIES

A) The Developer / Grantor No. 3 has provided following common areas and facilities for enjoyment of all flat / apartment purchasers e.g. Two gas banks, one overhead tank each for building A,B,C &D, one common toilet each for building A,B,C &D, overhead terraces, two lifts, two lift machines, two ducts each for building A,B,C &D, one staircase each for building A,B,C &D, common lights, fire fighting system, two electric meter rooms each for building A,B,C &D, S.T.P., Vermiculture Units, Entrance Lobbies, Corridors, two Gen.Set with automatic change over panel, fabricated staircases at overhead terraces, L.T. Room with transformer, intercom facility, children play area, club house with table tennis room, gymnasium, swimming pool, common hall, podium, side margins of the building/s, open space, security cabin, water treatment plant, garden area, refuge area, four water pumps, entrance gates, paving block area, civic amenities like water, drainage and electrical lines, compound wall etc.

The facilities e.g. gas bank, gen set with automatic change over panel, L.T. room with transformer, children play area, fire fighting system, STP plant, club house, swimming pool, gymnasium, common hall, podium, security cabin, water treatment plant, garden area, water pumps, compound wall etc. are common for the building 'A,B,C,D' of first phase and the proposed building/s to be constructed in next phase(es) on balance land forming part of the larger property. If the Developer / Grantor No. 3 undertakes the development of the property/ies adjacent to the larger property referred above the Purchasers of the flat / apartment of the building/s to be constructed thereat shall also be entitled to use the aforesaid common facilities.

The Developer/ Grantor No. 3 has obtained NOC's, licenses and certificates by different authorities for various facilities provided to the flat / apartment purchasers and the said NOC's /licenses are valid and subsisting. As the Developer / Grantor No. 3 is to handover the reins of the apartment to the elected committee members, the office bearers /elected committee members of the Association / Apex Body as the case may be shall be responsible for renewal of the said No Object Certificates, Licenses, certificates, timely repairs and maintenance of all common facilities and to take all possible safety measures. The common

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facilities need frequent repairs and maintenance. It is duty and responsibility of the office bearers /committee members of the Association / Apex Body to follow all rules, regulations, conditions, etc. and all concerned laws applicable for time being in force and notifications, circulars there under, published by concerned government authorities / departments and to take all possible safety measures and to maintain the aforesaid common facilities and ensure that no untoward incidence such as accident, loss of life, damage to the property takes place. The responsibility of such happenings shall be on the office bearers /elected committee members of the Association / Apex body as the case may be looking after the upkeep and maintenance of common areas and facilities. The Developer/ Grantor No. 3 will not be responsible for the consequences.

B) **CLUB HOUSE**

A club house has been provided in the complex and the Owners of all flats/Apartments in Gloria Apartment (Phase – I) and purchasers of Flats / Apartments of the building/s to be constructed in next phase(es) on the balance land and on the property/ies adjacent to the larger property referred above in future and their family members staying with them, shall ipso facto be the members of the Club House and shall be entitled to avail the facilities i.e. swimming pool, gymnasium, indoor sports etc. However each and every flat /Apartment purchaser or member from his family shall have to contribute club house fees as per rules and regulations. Till the formation of the Condominium/s on balance land and the property/ies adjacent to the larger property referred above, elected committee member of the building 'A,B,C &D' of the Phase - I shall look after and decide the matters regarding maintenance and up keep of the common areas and facilities. After the formation of the Associations on balance land and on the property/ies adjacent to the larger property referred an Apex Body comprising of Office bearers of each Association shall be formed. The management of the common facilities e.g, gas bank, gen set with automatic change over panel, L.T. room with transformer, children play area, fire fighting system, STP plant, club house, swimming pool, gymnasium, common hall, podium, security cabin, water treatment plant, garden area, water pumps, compound wall etc. shall be with the Apex body. The decision including admission, other rules and regulation including fees to be charged to the members shall be finalized by the Apex body. The decisions of the Apex body shall always be binding on all flat/apartment purchasers. The rules and regulations framed by the Apex body shall be same and identical to all flat/apartment purchasers.

2) **RESTRICTED AREAS/LIMITED COMMON AREAS**

The Developer / Grantor No. 3 has provided following restricted areas / limited common areas and facilities for enjoyment of flat / apartment purchasers.

A) **TERRACES**

Terraces shown against the flats/apartments in the above mentioned statement and marked as Annexure - 6 or those appurtenant to individual flats / apartments are reserved for exclusive use of the respective flat/apartment purchaser and to the exclusion of other flat/apartment purchasers.

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B) PARKING PLACES

Parking areas already created at the site and mentioned in the annexed statement marked as Annexure- 6 and shown in the parking plan annexed as **ANNEXURE- 7** hereto are specifically reserved for parking of vehicles of the purchasers of the flats/apartments of the Phase – I building. The unallotted car parkings shown in the parking plan are reserved for exclusive use of unsold flat / apartment purchasers of the project. All parking areas shall be for exclusive use and enjoyment of the respective owners thereof and to the exclusion of other Flat/apartment purchasers without any other person/s being entitled to object to the same in any manner. All parking areas which are not so specifically reserved and/or allotted in the annexed parking plans belong to Developer/Grantor No.3 and Developer/Grantor No.3 has right and authority to allot those parking areas to any Flat Purchaser of its choice for exclusive use to the exclusion of other flat / apartment purchasers of the project. The disputes however regarding encroachment and/or wrongful use of the parking areas reserved for exclusive use, by any other person/s, shall be handled /solved by the Owner/s of the respective car parking within frame work of Law without holding the Developer/Grantors No.3 responsible in this behalf in any manner whatsoever. The income derived by allotment of unallotted car parkings for exclusive use shall be sole income of Developer/Grantor No.3 alone.

FOURTEEN

THAT a plan of Apartment ownership is hereby constituted is subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 so that each family unit may be conveyed and registered as individual property capable of independent use on account of each having its own exit to common areas and facilities of the condominium each family unit owner having an exclusive and particular right, title and interest in the common areas and facilities as shown above.

FIFTEEN

THAT for the purpose of stamp duty and registration fees on Declaration and Deed of Apartment under Section 13(5) the value of GLORIA APARTMENTS (Phase – I) is distributed as follows:

a) Parcel of land property of Gloria Apartments (Phase – I) is valued at Rs. 1,93,36,689/- (Rs. One Crore Ninety Three Lakhs Thirty Six Thousand Six Hundred Eighty Nine only)

b) Building/s described above are valued at Rs. 105,33,62,601/- (Rs. One Hundred Five Crore Thirty Three Lakhs Sixty Two Thousand Six Hundred One only)

c) Postal address of the building is :- GLORIA APARTMENTS (Phase – I) Building A,B,C &D, S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) Bavdhan, Pune.

SIXTEEN

THAT the general and/or restricted areas/limited common areas and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.



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SEVENTEEN

THAT the percentage of the undivided interest in the general and the restricted areas/ limited common areas and facilities established herein as shown in above paras shall not be changed except by unanimous consent of all the apartment owners expressed in amendment to this deed duly registered.

EIGHTEEN

THAT the undivided interest in the general and the restricted areas/limited common areas and facilities shall not be separated from the family unit to which it pertains and shall be deemed conveyed and encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instruments.

NINETEEN

THAT each apartment owner shall comply with the provisions of this Deed, the Bye-laws, decisions and resolutions of the Association of Apartment Owners, hereinafter referred to as "Association" or its representatives as hereinabove recorded and the failure to comply with any such provisions , decision or resolutions, shall be ground for an action to recover sums due, for damages, or for injunctive relief.

TWENTY

THAT the dedication of the property to the plan of apartment ownership herein shall not be revoked , or the property removed from the plan of Apartment Ownership, or any of the provisions herein amended unless all the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation or amendment or removal of the property from the plan by duly registered instrument.

TWENTY ONE

THAT no apartment owner of a family unit may exempt himself/herself from liability for his/her contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted areas/limited common areas and facilities or by the abandonment or his/her family unit.

TWENTY TWO

THAT all sums assessed by the Association as is herein mentioned but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only (i) charge, if any, on the family unit for payment of Government or Municipal Taxes or both and (ii) all sums unpaid on a first mortgage of the apartment.

TWENTY THREE

THAT all present or future owners, tenants or any other persons that might use the facilities of the buildings in any manner, are subject to the provisions of this



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Deed and that mere acquisition or rental of any of the family units of the buildings or the mere act of occupancy of the units shall signify that the provisions of this Deed are accepted and ratified . The respective family units shall not be rented or given on leave & licence or care taker basis by the apartment owners thereof for transient or hotel purpose, which shall be defined as (a) rental compensation or compensations for any period less than thirty days, or (b) any rental or if the occupants of the family units are provided customary hotel or boarding or lodging or paying guest services other than the forgoing obligations, the apartment owners of the respective family units shall have the absolute right to lease such unit or give it on leave and license or care taker basis provided that the lease or leave and license or care taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the byelaws in Exhibit B attached hereto.

TWENTY FOUR

THAT if the property, subject to the plan of apartment ownership is totally or substantially damaged or destroyed the repair, reconstruction or disposition of the property shall be done as provided by the Maharashtra Apartment Ownership Act, 1970.

TWENTY FIVE

THAT , where a family unit is sold by a mortgage in exercise of his/her powers of sale under the mortgage or by a court in execution of a decree in a suit brought by a mortgagee against the owner of such family units, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition of title by such acquirer, it being understood , however, that the above shall not be construed to prevent the Association of Apartment Owners from filing and claiming charge for such assessments and enforcing the same as provided by law and that such charge shall be subordinate to such mortgage.

TWNETY SIX

THAT in a voluntary conveyance of family unit the Grantee of the unit shall be jointly and severally liable with the Grantors for all unpaid assessments by the Association of Apartment Owners against the later for his/her share of the common expenses up to time of grant or conveyance without prejudice to the grantee's right to recover from the Grantor the amount paid by the Grantee. However, any such Grantee shall be entitled to a statement from the Manager or Board of Mangers of the Association as the case may be , setting forth the amount of the unpaid assessments against the Grantor due to the Association and such Grantee shall not be liable for, nor shall be family unit conveyed subject to a charge for any unpaid assessment made by the Association of Apartment Owners against the Grantors in excess of the amount therein set-forth.



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TWENTY SEVEN

THAT the Manager or Board of Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgagees holding first mortgage covering family units but without prejudicial to the right of the owners of a family unit to obtain individual family unit's insurance.

TWENTY EIGHT

THAT insurance premium for any blanket insurance coverage shall be a common expense to be paid by monthly assessments levied by the Association of Apartment Owners and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premium become due.

TWENTY NINE

THAT the Developer/Grantor No.3 has reserved the right to sell the unsold flats if any of the buildings A,B, C & D of the present sanctioned plan to any person of its choice at any cost the Developer/Grantor No.3 may deem fit. The income derived by sale of such unsold flats shall be sole income of the Developer/Grantor No.3 alone and the Gloria Apartments (Phase – I) and its members shall have no claim over the same. The would be purchasers of unsold flats of building/s shall be entitled to become member of the Apartment by paying share money and entrance fee only and shall be liable to pay maintenance charges of their respective flats after possession is offered to them. The Developer/Grantor No.3 shall not be liable to pay maintenance charges of unsold flats/apartments.

THIRTY

THAT the Developer/Grantor No. 3 has reserved the right to develop the balance land forming part of the larger property and construct thereat one or more building/s of ownership flat/apartment project thereon, sell the flats/apartments of the proposed building/s, to file separate Deed of Declaration of the balance land and the proposed building/s, form separate Condominium / Association of Apartment, extend all or any of the common facility of the 'Gloria Apartments' (Phase – I) to the prospective flat / apartment purchasers of the proposed building/s to be constructed on the balance land and adjacent property/ies, right to receive to handover and receive the monitory consideration or utilize maximum potentials of balance F.S.I. / T.D.R. and the F.S.I / T.D.R. that may become available of the said land and said D.P. Roads, amenity space, nala garden area in future for construction of the building/s on balance land, utilize the open space and utilities like water, water tank, drainage, electricity, roads, fire fighting systems, entrance gate etc. of Gloria Apartment (Phase – I) for proposed construction by paying necessary charges and pass – repass, ingress, egress through the property of Gloria Apartment (Phase – I), to receive consideration from the Flat/Apartment Purchasers, register Deed of Amendment/Deed of Correction to this Deed and execute Deed of Apartments of the proposed Flats/Apartments and all other rights required for completing the ownership scheme thereat in all respect. The income derived by sell of proposed flats/apartments shall be sole income of the Developer/Grantor No.3 alone. Even though, possession and occupation of the existing Flats/Apartments of Gloria Apartments Phase – I has been given, the aforesaid rights of the Developer/Grantor No.3 shall remain unaffected. The internal road shall be common for flat purchasers of

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Phase - I and the building to be constructed on balance land in future. The above facts are disclosed and communicated by the Grantors to the Flat/Apartment Purchasers of Phase – I from time to time. The Flat/Apartment Purchasers confirmed that they have knowledge of the same and admitted the afore facts and the rights retained by Developer/Grantor No.3 by executing affidavits and issuing no objection letter and have given blanket consent to Developer/Grantor No.3 for proposed construction and sell of proposed flats/apartments to be constructed on the balance land. The Flat/Apartment Purchaser further agreed not to raise any objection in this behalf and further agreed to co-operate the Developer/Grantor No.3 and the prospective flat purchasers in all respect and not to complain for the inconvenience caused if any.

THIRTY ONE

The Developer / Grantor No. 3 has reserved the right to handover 12, 24 and 60 mtr. wide D.P. Road, amenity space, Nala Garden area to Pune Municipal Corporation and accept monetary consideration there for and / or use the F.S.I. / T.D.R. thereof for construction of the proposed building on the balance land. These areas are not part of the scheme and this Declaration.

THIRTY TWO

THAT the Grantors have reserved the right to file Supplementary Deed of Declaration /Deed of Amendment / Deed of Correction to this Deed and register the same in the office of the concerned Sub-Registrar Pune to bring on record amendment if any or error or omission if any remained in this deed due to oversight. Such Supplementary Deed of Declaration/Deed of Amendment / Deed of Correction shall be part and parcel of this Deed and all deeds shall be read and construed simultaneously and not in isolation. The contents of the Deeds shall be binding on all flat purchasers of the apartment.

THIRTY THREE

THAT the persons occupying the flat/apartment in the next phase(es) the Developer/Grantor No. 3 may implement on the balance land and the adjacent property/ies in future shall have perpetual and uninterrupted right to enter and the right to pass, re-pass, ingress and egress through the property of Gloria Apartments (Phase – I) .

IN WITNESS WHEREOF THE PARTIES HAVE SET AND SUBSCRIBED THEIR HANDS ON THE DAY AND THE YEAR HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by within named –
Owner/Grantor No. 1 through their common
Power of Attorney holder Mr. Dilip S. Damle,
Director of M/s. Shruti tie-up pvt. Ltd.

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हवेली - १५
७४२९५
२०११

SIGNED AND DELIVERED by within named – M/s. Shruti tie-up pvt. Ltd. - Original Developer /Grantor No. 2 through its authorised signatory Shree. Dilip S. Damle

SIGNED AND DELIVERED by within named Developer/Grantor No. 3 M/s. Gloria Associates constituted by M/s. Shruti tie-up pvt. Ltd. through its Authorized Signatory Mr. Dilip S. Damle and M/s. Paranjape Schemes (Construction) Limited through its Authorised Signatory Shri. S.P. Paranjape

Witnesses:

1) Santosh Dhamdhere
Vadgaon Sheri, Pune

2)

PRASANNA V. MARNE
87/5, Plot No. 10 B,
Shriram Niwas, Azadnagar,
Kothrud, PUNE-29.

Annexure 1

JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे
THE GENERAL STAMP OFFICE PUNE

हवेली - १५

७७२६	१६	०६

२०१९

THE SCHEDULE I

(Description of the said Larger Property)

Sr. No.	New Survey No.	Old Survey No.	Area H=R
1	47/4/A	47/4/1	Out of 00=69, 00=10
2	47/4/A	47/4/1	Out of 00=69, 00=10
3	47/4/A	47/4/1	Out of 00=69, 00=10
4	47/4/A	47/4/1	Out of 00=69, 00=10
5	47/4/B	47/4/2	Out of 01=13, 00=01
6	47/4/B	47/4/2	Out of 01=13, 00=01
7	47/4/B	47/4/2	Out of 01=13, 00=05
8	47/4/B	47/4/2	Out of 01=13, 800 Sq. Ft.
9	47/4/B	47/4/2	Out of 01=13, 00=02
10	47/4/B	47/4/2	Out of 01=13, 00=16
11	47/11	47/12/1/2	Out of 00=08, 00=03
12	47/16	47/16A/2	Out of 00=35, 00=10
13	47/11	47/12/1/2	Out of 00=08, 00=05
14	47/12	47/13	Out of 00=33, 00=28
15	47/12	47/13	Out of 00=33, 00=05
16	47/6	47/6+7+8+9	Out of 00=74, 00=22.3
17	47/6	47/6+7+8+9	Out of 00=74, 00=10
18	47/6	47/6+7+8+9	Out of 00=74, 00=06
19	47/6	47/6+7+8+9	Out of 00=74, 00=10
20	47/6	47/6+7+8+9	Out of 00=74, 00=25.7
21	47/5	47/5	00=99
22	47/4/A	47/4/1	Out of 00=69, 00=22
23	47/9	47/11	00=32
24	47/4/B	47/4/2	Out of 01=13, 00=56.5 out of which 00=26
25	47/4/A	47/4/1	Out of 00=69, 00=07
26	47/4/B	47/4/2	Out of 01=13, 00=03
27	47/4/B	47/4/2	Out of 01=13, 00=20
		TOTAL AREA	3H = 99.75 R

situated at village Bawadhan (Kh), Taluka Mulshi, District Pune, within limits of the Registration District of Pune, Sub-Registrar Office Paud – Mulshi and Pune Urban Agglomeration and the Municipal Corporation of the city of Pune and collectively bounded as:

On or towards East	:	Survey No. 50
On or towards South	:	Pune-Paud Road
On or towards West	:	Survey No. 47/4/B (part), 47/14 and 47/3
On or towards North	:	Survey No. 51 and boundary of Bawadhan Budruk

Annex 2

गा.न.नं.क्र. ७,७ अ व १२

लावधन खुर्द तालुका : मुळशी, जिल्हा : पुणे

भुमापन क्रमांक सर्व्हे नं.	हिस्सा क्र.	धारण प्रकार	गा. न. नं. ७	खाते क्रमांक
४५(१३)	१२	शेत	कब्जेदाराचे नांव	कुळाचे नांव / खंड
स्थानिक नांव	मोकळी		हर्षद इंद्रकुमारशेठ शेटी ८८ श्रीमती शशी देवेंद्र सबरवाल १) सुशील प्रकाश शेठी २) सौ. विमा मनिष शेठी ०-०५ आर रवि दत्तात्रेय कटीयार क्षेत्र ०-०७।१२ आर ९८५ १२५ १२५ १३५४ १३०४ १३०८ १५८३ २८५९ ३०४६ ३०५७ फ्रेंड कलीक फ्रॉड केअर प्रा.ली तर्फे सन्चालक १)कबीर अशोक लुल्ला २) विजय शंकर एस. १३५७	इतर अधिकार बँक ऑफ महाराष्ट्र शाखा शिवाजीनगर पुणे यांचा व.रु.६,८८,०००/- चा बोजा ३०३ १२५५ १३६८ १३०५ १३०८ १३८७ २२१२ ३४५५
लागवडी योग्य जिरायत... बागायत... भात शेती... एकुण...	हे. आर ०-२७ ०-२७			
पो.ख... वर्ग (अ)... वर्ग (ब)... एकुण...	०-०६ ०-३३			
आकार	रुपये पैसे			
जुडी आथवा विषेश आकार पाण्याबाबत	०-३१			
एकूण				

क्षेत्र - १५

१२५ | ७७ | ८८

२०११

गा.न.नं.क्र. ७ अ

गा. न. क्र. १२

वर्षे	जमीन करणाऱ्याचे नांव	रित	हंगाम	पिकाखालील क्षेत्र: मिश्र पिकांचे एकुण क्षेत्र – मिश्र पिकांचा संकेतांक	मिश्र पिकांचे एकुण क्षेत्र – जलसिंचित	मिश्र पिकांचे एकुण क्षेत्र – अजलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – पिकांचे नांव	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – जलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – अजलसिंचित	अमिश्र पिकांचे क्षेत्र – पिकांचे नांव	अमिश्र पिकांचे क्षेत्र – जलसिंचित	अमिश्र पिकांचे क्षेत्र – अजलसिंचित	पडीत व पिकासाठी निरुपयोगी अशा जमिनीचा तपशील – प्रकार	पडीत व पिकासाठी निरुपयोगी अशा जमिनीचा तपशील – क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा (ओलिताचे) / शेरा बोजाचा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	
७०।११	खु						क्षेत्र ०-२७										

अस्सल उतारा दिला असे तयार तारीख 21 APR 2011

तलाठी लावधन खुर्द
ता. मुळशी, जि. पुणे

गा.न.नं.क्र. ७,७ अ व १२

गांव :- लावघान खुर्द तालुका : मुळशी, जिल्हा : पुणे

भूमापन क्रमांक सर्व्हे नं.	हिस्सा क्र.	धारण प्रकार	गा. न. नं. ७	खाते क्रमांक
७४/२/१/१२	१२	खा	कब्जेदाराचे नांव	कुळाचे नांव, खंड
स्थानिक नांव	भो वर्ग २		क. विक्रम वासुदेव मेहेंदले पु.पा.क. श्रीमती सरस्वती वासुदेव मेहेंदले ०-०३ आर	इतर अधिकार
लागवडी योग्य	हे. आर		रामकृष्ण गोपाळकृष्ण निंबमर्ती सुवर्णकला रामकृष्ण निंबमर्ती ०-०५ आर	
जिरायत ७३२	० - ०८		३०२५ ३५७८ ३०१९ ३२०१ ३२३७ ३२४९ रद्द	
बागायत			सुरेश जगन्नाथ पोतदार क्षेत्र ०-०३ आर ४७०१	
भात शेती...				
एकुण...	० - ०८			
पो.ख...				
वर्ग (अ)....				
वर्ग (ब)...				
एकुण...	० - ०८			
आकार	रुपये पैसे			
जुडी आथवा विषेश आकार पाण्याबाबत	० - ०९			
एकूण				

हवेली - १६

५०२८	१८	९९
	२०१२	

गा.न.नं.क्र. ७ अ

गा. न. क्र. १२

वर्ष	जमीन करणाऱ्याचे नांव	रित	हंगाम	पिकाखालील क्षेत्र									पडीत व पिकाऊ निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकुण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अमिश्र पिकांचे क्षेत्र						
				मिश्र पिकांचा संकेतांक	जलसिंचित	अजलसिंचित	पिकांचे नांव	जलसिंचित	अजलसिंचित	पिकांचे नांव	जलसिंचित	अजलसिंचित	प्रकार	क्षेत्र		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
१०/११	खुद						उमा.त.पड									

अस्सल उतारा दिला असे तयार तारीख

21 APR 2011

तलाठी लावघान खुर्द
ता. मुळशी, जि. पुणे

गा.न.नं.क्र. ७,७ अ व १२

गांव :- खोवडज खुर्द तालुका : मुळशी, जिल्हा : पुणे

भुमापन क्रमांक सर्व्हे नं.	हिस्सा क्र.	धारण प्रकार	गा. न. नं. ७	खाते क्रमांक
[illegible] [११]	६	पा	कब्जेदाराचे नांव	कुळाचे नांव, खंड
स्थानिक नांव	खोवडज		मुकेश चपालाल जहा क्षेत्र ०-१६ आर मिनिता मुकेश जहा ०-१६ आर	इतर अधिकार
लागवडी योग्य	हे. आर		२८५ १०२८ १२६२ १३७२ १४१८ १५५१ १५५२ १६०१ ३२४७ ३२४१ ३२५७ ३२५८	१४८ १४९ १३७० २२१२
जिरायत...	०-२३			
बागायत...				
भात शेती...				
एकुण...	०-२३			
पो.ख...	०-०९			
वर्ग (अ)...				
वर्ग (ब)...				
एकुण...	०-३२			
आकार	रुपये पैसे			
जुडी आथवा विषेश आकार पाण्याबाबत	०-२५			
एकूण				

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५ पुणे शहर

खोवडज - १५

७०१७९ | ७०१७९ | ७०१७९

गा.न.नं.क्र. ७ अ

गा. न. क्र. १२

वर्षे	जमीन करणाऱ्याचे नांव	रित	हंगाम	पिकाखालील क्षेत्र: मिश्र पिकांचे एकुण क्षेत्र: मिश्र पिकांचा संकेताक	मिश्र पिकांचे एकुण क्षेत्र: जलसिंचित	मिश्र पिकांचे एकुण क्षेत्र: अजलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: पिकांचे नांव	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: जलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: अजलसिंचित	अमिश्र पिकांचे क्षेत्र: पिकांचे नांव	अमिश्र पिकांचे क्षेत्र: जलसिंचित	अमिश्र पिकांचे क्षेत्र: अजलसिंचित	पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील: प्रकार	पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील: क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
७०१७९	६							६ ०-२३								

अस्सल उतारा दिला असे तयार तारीख

२१ APR 2011

सह दुय्यम निबंधक खोवडज खुर्द
ता. मुळशी, जि. पुणे

गा.न.नं.क्र. ७,७ अ

गांव :- बावधन खुर्द तालुका : मुळशी, जिल्हा : पुणे

भूमापन क्रमांक सर्व्हे नं.	हिस्सा क्र.	धारण प्रकार	गा. न. नं. ७	खाते क्रमांक
४७/६/७+८+९/६		२अ	कब्जेदाराचे नांव	कुळाचे नांव / खंड
स्थानिक नांव	ओवर्मा		नावसो बाबमोठा पाटील	
लागवडी योग्य	हे. आर		१) रविंद्र अप्पासाहेब पाटील	
जिरायत...	०-७२		२) मिनाक्षी परिसा शिरमले	इतर अधिकार ४४८ १५१० २२१२
बागायत...			३) वर्षा अप्पासाहेब काकाळे	
भात शेती...			४) सुनिता अप्पासाहेब. पाटील	
एकुण...	०-७२		५) विमल अप्पासाहेब पाटील	
पो.ख...	०-०२		सर्वोत्तम केशव पे	
वर्ग (अ)...			विष्णु महादेव पे	
वर्ग (ब)...			०-२२१३ चार	
एकुण...	०-७४		गिरीष राजाराम भोलके क्षेत्र ०-१० आर	
आकार	रुपये पैसे		बापु राजाराम भोलके क्षेत्र ०-०९ आर	
	०-८०		राधा कुंडलिक झरेकर क्षेत्र ०-२० आर	
जुडी आथवा विषेश आकार			९५१ १११० १५१० १५१२ १५१३ १५१४	
पाण्याबाबत			३३०४ ३३०५	
एकूण			निशा रावसाहेब पवेतील	

हवाला - १५

६४२८/२० | ०६

गा. न. क्र. १२

गा.न.नं.क्र. ७ अ

वर्ष	जमीन करणाऱ्याचे नांव	रित	हंगाम	पिकाखालील क्षेत्र: मिश्र पिकांचे एकुण क्षेत्र – मिश्र पिकांचा संकेतांक	मिश्र पिकांचे एकुण क्षेत्र – जलसिंचित	मिश्र पिकांचे एकुण क्षेत्र – अजलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – पिकांचे नांव	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – जलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – अजलसिंचित	अमिश्र पिकांचे क्षेत्र – पिकांचे नांव	अमिश्र पिकांचे क्षेत्र – जलसिंचित	अमिश्र पिकांचे क्षेत्र – अजलसिंचित	पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील – प्रकार	पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील – क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
१९१९	खु							पड ०-७२	७२							

असल उतारा दिला असे तयार तारीख 21 APR 2011

तलाठी बावधन खुर्द
ता. मुळशी, जि. पुणे

गा.न.नं.क्र. ७,७ 383

गांव :- थावधान खुर्द तालुका : मुळशी, जिल्हा : पुणे

भूमापन क्रमांक सर्व्हे नं.	हिस्सा क्र.	धारण प्रकार	गा. न. नं. ७	खाते क्रमांक
७०१५		सा	कब्जेदाराचे नांव	कुळाचे नांव / खंड
स्थानिक नांव	पो वर्ग १		रावसाहेब बाबाजीबा पाटील १) रविंद्र आप्पासाहेब पाटील २) मिनाक्षी पारिसा गिरमल ३) वर्षा आप्पासाहेब कात्राळ ४) सुनिता आप्पासाहेब पाटील ५) विमल आप्पासाहेब पाटील ९८५ ११७३ ७५१० ९८०८ निशा रावसाहेब पाटील ७९२०	इतर अधिकार ७५१०
लागवडी योग्य	हे. आर ० ८ ८४			
जिरायत...				
बागायत...				
भात शेती...				
एकुण...	० ८ ८४			
पो.ख...	० ८ २५			
वर्ग (अ)...				
वर्ग (ब)...				
एकुण...	० ८ ९९			
आकार	रुपये पैसे			
जुडी आथवा विषेश आकार पाण्याबाबत	१ ८ ३१			
एकूण				

हवेली - २५
६७२८ २१ ९९
गा. न. क्र. ७,७

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI (क्र. २) हवेली क्र. १५, PUNE

गा.न.नं.क्र. ७ अ

वर्ष	जमीन करणाऱ्याचे नांव	रित	हंगाम	प्रिकाढीलील क्षेत्र: मिश्र पिकांचे एकुण क्षेत्र – मिश्र पिकांचा इकताक	मिश्र पिकांचे एकुण क्षेत्र – जलसिंचित	मिश्र पिकांचे एकुण क्षेत्र – अजलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – पिकाचे नांव	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – जलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – अजलसिंचित	अमिश्र पिकांचे क्षेत्र – पिकाचे नांव	अमिश्र पिकांचे क्षेत्र – जलसिंचित	अमिश्र पिकांचे क्षेत्र – अजलसिंचित	पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशिल – प्रकार	पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशिल – क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
७०१११	ख							ख ० ८ ७४								

अस्सल उतारा दिला असे तलाठी सही शिक्का तारीख

21 APR 2011

तलाठी थावधन खुर्द
ता. मुळशी, जि. पुणे

गा.न.नं.क्र. ७,७ अ व १२

गांव :- बावधन खुर्द तालुका : मुळशी, जिल्हा : पुणे

भूमापन क्रमांक सर्व्हे नं.	हिस्सा क्र.	धारण प्रकार	गा. न. नं. ७	खाते क्रमांक
७१/१	२+३	स्व	कब्जेदाराचे नांव	कुळाचे नांव / खंड
स्थानिक नांव	भो क्र १		रावसाहेब बाबगोंडा पाटील	
लागवडी योग्य	हे. आर		१) वर्षा आप्पासाहेब पाटील	इतर अधिकार १५१०
जिरायत...	०-९९		२) मिनाक्षी पारिसा गिरमल	मे. श्री टाटा ब्लूस्कोप प्रा.लि. तर्फे सरव्यवस्थापक अशोक श्रीगणेश कापसुपे यांचा विकसन करारनामा क्षेत्र ०-०-७ आर १२२०
बागायत...			३) वर्षा आप्पासाहेब काशिळ	
भात शेती...			४) सुनिता आप्पासाहेब पाटील	
एकुण...	०-९९		५) विमल आप्पासाहेब पाटील	
पो.ख...			१) चंद्रकांत रावगोंडा पाटील	
वर्ग (अ)...			२) राधाकृष्ण सुखदेव डावखर क्षेत्र ०-२० आर	
वर्ग (ब)...			शंकर गणपत वहाले क्षेत्र ०-१० आर	
एकुण...	०-९९		साहेबराव मोतीराम मोलके क्षेत्र ०-१० आर	
आकार	रुपये पैसे		९८५ १७०० १५१० १८०० २२५० ३३०२	
जुडी आथवा विषेश आकार	१-३२		निशा रावसाहेब पाटील ९९२	
पाण्याबाबत			१) बाबुराव मामली कामठे २) सुरेश ३) चंद्रकांत ४) राजू बाबुराव पाटील क्षेत्र ०-०५ आर १८२३	
एकूण				

हक्क - १५

७०२ | २२ | ९६

२०११

गा.न.नं.क्र. ७ अ

गा. न. क्र. १२

वर्ष	तमीन करणाऱ्याचे नांव	रित	हंगाम	पिकाखालील क्षेत्र: मिश्र पिकांचे एकुण क्षेत्र – मिश्र पिकांचा संकेताक	मिश्र पिकांचे एकुण क्षेत्र – जलसिंचित	मिश्र पिकांचे एकुण क्षेत्र – अजलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – पिकाचे नांव	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – जलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र – अजलसिंचित	अमिश्र पिकांचे क्षेत्र – पिकाचे नांव	अमिश्र पिकांचे क्षेत्र – जलसिंचित	अमिश्र पिकांचे क्षेत्र – अजलसिंचित	पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील – प्रकार	पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील – क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
१०/११	स्व						प ०-९९									

तलाठी बावधन खुर्द
ता. मुळशी, जि. पुणे

अस्सल उतारा दिला असे तयार तारीख

21 APR 2011

JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE (2) हवेली क्र. १५, पुणे शहर

गा.न.नं.क्र. ७/१ अ व १२

हवेली - १५

गांव: लोणीकंद बुद्रुक तालुका: मुळशी जिल्हा: पुणे

भुमापन क्रमांक सर्व्हे नं. / गट क्रमांक	हिस्सा क्र.	धारण प्रकार		खाते क्रमांक
७७ [४५५]	४८	गा.न.नं. ७		६९८ २३ ६८
भुमा.क्रमांकाचे नांव स्थानिक नांव	भो वर्ग १	मालकाचे नांव	कुळाचे नांव	खंड ५०१९

	हे.	आर
लागवडी योग्य...	१	०४
जिरायत...		
बागायत...		
भात शेती...		
एकुण...	१	०४
पो.ख...	०	०८
वर्ग (अ)...		
वर्ग (ब)...		
एकुण...	१	१३

आकार	रुपये	पैसे
	२	११
जुडी आथवा विषेश आकार		
पाण्याबाबात		
एकूण		

मालकाचे नांव

[६८] क्षेत्र ०.२६ आर
बाबुराव मारुती करंजावणे
१) दत्तात्रय ध अनिल
३) सुनिल दौलत करंजावणे
४) सता सुनिल घुमाळ
५) जयश्री ध मुलेन्यना
दौलत करंजावणे
[६८] [०=३५.५] आर
सुरेश बालोबा आमशेळे
क्षेत्र ०=०५ आर
आत्माराम दत्तोबा ढमाले
क्षेत्र ०=०३ आर
(४८८) (९८५) (१४८) (१४१८) (५५३४)
(३४११) (३४१२) (३४१०) (३४१३) (३४१४)
अश्का महिपती कुंभरे
०=०४ आर
संभाजी दाजीराम घोडके
०=००.५ आर
इंदुबाई पांडुरंग जाधव
०=००.५ आर
(३८४०)
संजय रामचंद्र घोंगडे
उज्वला संजय घोंगडे
क्षेत्र ०=०३ आर (३८५०)
परशुराम दत्तोबा ढमाले
०=०१ आर
पुर्गा गणेश रुईकर
०=०१ आर (३८५१)
संतोष महादेव दगडे
क्षेत्र ०=०३ आर (४६३४)
~~सुरेश बाबुराव करंजावणे~~
~~क्षेत्र ०=१०.५५ आर~~
~~चंद्रकांत बाबुराव करंजावणे~~
~~क्षेत्र ०=१०.५५ आर~~
~~राजेंद्र बाबुराव करंजावणे~~
~~क्षेत्र ०=१०.२० आर~~
(५२५८)

इतर अधिकार (१२७९) (१३८)
~~मे. भूती टायसप प्रा.लि. तर्फे संचालक अथोफ हीरगोंड गायकुप यांचा विकसन करारनामा~~
~~क्षेत्र ०=२६ आर~~ (५२२०)

वर्ष	जमिन करणाऱ्याचे नांव	रित	हंगाम	पिकाखालील क्षेत्र									पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकुण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अमिश्र पिकांचे क्षेत्र						
				मिश्र पिकांचा सकिकांक	जलसिंचित	अजलसिंचित	पिकांचे नांव	जलसिंचित	अजलसिंचित	पिकांचे नांव	जलसिंचित	अजलसिंचित	प्रकार	क्षेत्र		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
१९९१	~~ज~~						पड १-०४									

नकाल तयार तारीख 20 APR 201

तलाठी सावधन खुर्द
ता. मुळशी, जि. पुणे

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE

हवल-१५
६७२८ | ५ | २५
२०११

ANNEXURE-3

387

PRAKASH KULKARNI
ankur associates
ARCHITECTS & INTERIOR DESIGNERS
430, DHAVALGIRI, FLAT NO 10, 4th FLOOR, OPP. SHANIWAR PETH POLICE CHOWKY,
SHANIWAR PETH, PUNE - 411 030. Tel.: (020)2443 0209/10
email : ankurassociates@yahoo.com ankurassociates@hotmail.com

DATE : 18/07/2011.

CERTIFICATE

TO WHOM SOEVER IT MAY CONCERN

Proposed **"GLORIA"** building situated on S. NO. 47/4A+4B+5+6+9+11+12+16 at

Bavdhan, Pune.

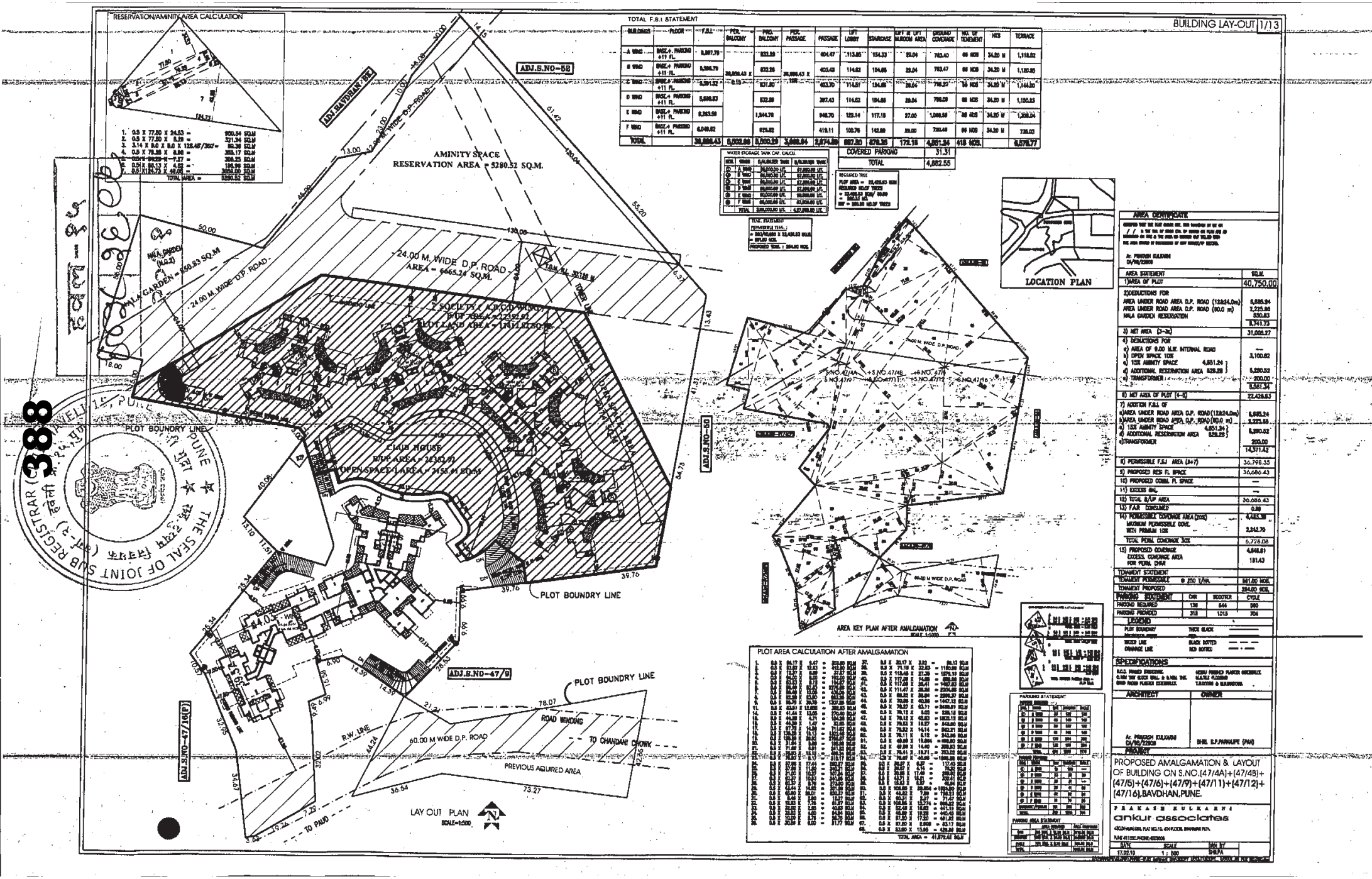
हवेली - १५
७०९८ १५ ८६
२०११

	Particulars		Area in Sq.mtrs	Area in Sq.mtrs
1)	**Total Plot Area**			40750.00
2)	**Deductions for Land to be handed over to Pune Municipal Corporation**			
a)	Area under D.P.Road 12 & 24 mtrs		6665.24	
b)	Area under D.P.Road 60 mtrs		2225.66	
c)	Nala Garden Reservation		850.83	
b)	15 % Amenity Space		5280.52	
		(Less)		15022.25
				25727.75
3)	**Area Conveyed to Gloria Apt. Phase - I**			
a)	Land of the building A, B, C & D		11412.82	
b)	Open Space		3100.82	
c)	Transformer		200.00	
		(Less)		14713.64
		Balance Land for Future Construction		**11014.11**
	F.S.I. Calculation			
1)	**F.S.I. Permissible as per sanctioned Plan dt. 12/07/2010 No. CC/1159/2010**			22626.93
2)	**F.S.I. not yet utilized**			
a)	Area under D.P.Road 12 & 24 mtrs		6665.24	
b)	Area under D.P.Road 60 mtrs		2225.66	
a)	15 % Amenity Space		5280.52	
		(Add)		14171.42
		Total		36798.35
3)	**Less F.S.I. Utilized for building A,B,C & D as per sanctione plan**			22352.92
		Balance F.S.I.		**14445.43**

FOR ankur associates.

(Prakash Kulkarni)
CA/98/22909

BUILDING LAY-OUT 1/13



TOTAL F.S.I STATEMENT

SUB-WING	FLOOR	F.S.I	PER. BALCONY	PRO. BALCONY	PER. PASSAGE	PASSAGE	LIFT LOBBY	STAIRCASE	LIFT & LIFT MUMTY AREA	GROUND COVERAGE	NO. OF TENEMENT	HTS	TERRACE
A WING	BASE+ PARKING +11 FL.	8,997.70		833.88		604.47	113.85	134.33	89.04	763.40	66 NOS	34.20 M	1,118.82
B WING	BASE+ PARKING +11 FL.	9,286.79		832.28		603.48	114.62	134.86	89.04	763.47	66 NOS	34.20 M	1,120.85
C WING	BASE+ PARKING +11 FL.	9,291.32	36,686.43 X 0.15	831.80	36,686.43 X 0.05	603.70	114.51	134.68	89.04	768.20	66 NOS	34.20 M	1,144.00
D WING	BASE+ PARKING +11 FL.	8,988.83		832.89		397.43	114.62	134.85	89.04	768.09	66 NOS	34.20 M	1,150.53
E WING	BASE+ PARKING +11 FL.	8,983.58		1,044.78		848.70	122.14	117.19	97.00	1,088.56	80 NOS	34.85 M	1,308.04
F WING	BASE+ PARKING +11 FL.	8,049.82		825.82		419.11	100.76	142.88	89.00	720.40	66 NOS	34.20 M	728.03
TOTAL		36,686.43	8,997.70	5,000.39	3,668.64	3,674.89	687.90	878.39	172.15	4,851.34	418 NOS.		6,570.77

COVERED PARKING	31.31
TOTAL	4,882.65

AREA CERTIFICATE

AREA STATEMENT	SQ.M.
1)AREA OF PLOT	40,750.00
Σ)DEDUCTIONS FOR	
AREA UNDER ROAD AREA D.P. ROAD (12824.0m)	8,695.94
AREA UNDER ROAD AREA D.P. ROAD (60.0 m)	1,225.88
HALA GARDEN RESERVATION	550.83
	8,741.73
3) NET AREA (1-2)	31,008.27
4) DEDUCTIONS FOR	
a) AREA OF 9.00 M.W. INTERNAL ROAD	—
b) OPEN SPACE 10%	3,100.82
c) 15% AMINITY SPACE 4,651.24	
d) ADDITIONAL RESERVATION AREA 639.28	5,280.52
e) TRANSFORMER	200.00
	8,581.34
5) NET AREA OF PLOT (3-4)	22,426.93
7) ADDITION F.S.I OF	
a)AREA UNDER ROAD AREA D.P. ROAD (12824.0m)	8,695.94
b)AREA UNDER ROAD AREA D.P. ROAD (60.0 m)	1,225.88
c) 15% AMINITY SPACE 4,651.24	5,280.52
d) ADDITIONAL RESERVATION AREA 639.28	
e)TRANSFORMER	200.00
	14,377.42
6) PERMISSIBLE F.S.I AREA (3+7)	36,798.35
9) PROPOSED RES FL SPACE	36,686.43
10) PROPOSED COMM. FL SPACE	—
11) EXCESS BAL.	—
12) TOTAL B/UP AREA	36,686.43
13) F.A.R CONSUMED	0.90
14) PERMISSIBLE COVERAGE AREA (25%)	4,465.39
MAXIMUM PERMISSIBLE COVE. WITH PREMIUM 10%	2,242.70
TOTAL PERM. COVERAGE 35%	6,726.08
15) PROPOSED COVERAGE	4,946.81
EXCESS COVERAGE AREA FOR PERM. CHW	181.43

TENAMENT STATEMENT

TENAMENT PERMISSIBLE @ 200 T/HA.	841.80 NOS.
TENAMENT PROPOSED	284.00 NOS.

PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING REQUIRED	139	644	980
PARKING PROVIDED	318	1015	704

LEGEND

PLOT BOUNDARY	THICK BLACK
ADJACENT BUILDING	
BUILDING LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE. 0.300 THK BLOCK WALL & 0.150 THK. BRICK MASONRY PLASTERED EXTERNALLY.

MARBLE FINISHED PLASTER INTERNALLY. GLAZED FLOORING. LEDGERS & BANNISTERS.

ARCHITECT: Ar. PRAKASH KULKARNI CA/98/12909

OWNER: SHRI. S.P.MAHAJAN (PAN)

PROJECT

PROPOSED AMALGAMATION & LAYOUT OF BUILDING ON S.NO.(47/4A)+(47/4B)+(47/5)+(47/6)+(47/9)+(47/11)+(47/12)+(47/16),BAVDHAN,PUNE.

PRAKASH KULKARNI

ankur associates

NTS	SCALE	DRN. BY
17.02.10	1 : 500	SHILPA

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ANNEXURE-4

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STATEMENT OF DEVELOPMENT AGREEMENTS

Sr. No.	Names of erstwhile owner	Type of instrument executed	Date of the instrument	Date of registration and registration number
1	Chandrakant Raygonda Patil	Development agreement	21.11.05	22.11.05, 4106/05
2	Shankar Ganpat Wahale	Development agreement	25.05.05	25.05.05, 862/05
3	Sagar Sahebrao Bhelke	Development agreement	24.05.05	24.05.05, 851/05
4	Radhakrishna Sukhdev Davkhar	Development agreement	24.05.05	24.05.05, 847/05
5	Mrs. Durga Ganesh Rudrakar	Development agreement	01.07.05	01.07.05, 1557/05
6	Sambhaji Dajiram Ghodke, Mrs. Indubai Pandurang Jadhav	Development agreement	04.03.06	04.03.06, 1651/06
7	Dattatray Doulat Karanjavane, Anil Doulat Karanjavane, Sunil Doulat Karanjavane, Smt. Sulochana Doulat Karanjavane, Mrs. Lata Sunil Dhumal and Mrs. Jayashri Sunil Mohite through Power of Attorney holder and consenting party Anil Dnyanoba Dhamale	Development agreement	08.03.06	08.03.06, 1657/06
8	-do-	Development agreement	08.03.06	08.03.06, 1657/06
9	-do-	Development agreement	08.03.06	08.03.06, 1653/06
10	Suresh Dnyanoba Amrale, Atmaram Dattoba Dhamale, Arun Mahipati Kumbare, Sanjay Ramchandra Dhongade, Ujwala Sanjay Dhongade and Parashuram Dattoba Dhamale	Development agreement	25.05.05	25.05.05, 869/05
11	Suresh Balbhim Potdar	Development agreement	24.05.05	24.05.05, 849/05
12	Ramkrishna Gopalkrishna Nidmarti, Mrs. Shubhalxmi Ramkrishna Nidmarti	Development agreement	16.04.05	16.04.05, 115/05
13	-do-	Development agreement	16.04.05	16.04.05, 115/05
14	Harish Hukumrai Sethi, Mrs. Shashi Devendra Sethi	Development agreement	25.04.05	25.04.05, 201/05

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

हवेली - १५
९८९८ | १८ | १६
२०१९

STATEMENT OF DEVELOPMENT AGREEMENTS

Sr. No.	Names of erstwhile owner	Type of instrument executed	Date of the instrument	Date of registration and registration number
15	Fab Clean and Care Pvt. Ltd.	Agreement to sell	13.09.05	13.09.05, 2826/05
16	Sarvottam Keshav Pai, Vishnu Madhav Pai	Development agreement	22.11.05	22.11.05, 4108/05
17	Radha Kundalik Zargad	Development agreement	16.04.05	25.04.05, 126/05
18	Gopi Gajanan Bhelke	Development agreement	16.04.05	25.04.05, 117/05
19	Girish Gajanan Bhelke	Development agreement	16.04.05	25.04.05, 119/05
20	Ravindra Appasaheb Patil, Mrs. Minakshi Parisa Girmal, Mrs. Varsha Appasaheb Katrale, Miss. Suchita Appasaheb Patil, Smt. Vimal Appasaheb Patil and Mrs. Nisha Raosaheb Patil	Development agreement	25.04.05	25.04.05, 208/05
21	-do-	-do-	-do-	-do-
22	-do-	-do-	-do-	-do-
23	Mukesh Champaklal Shah, Mrs. Smita Mukesh Shah	Development agreement	01.07.05	01.07.05, 1554/05
24	Baburao Maruti Karanjavane, Suresh Baburao Karanjavane, Chandrakant Baburao Karanjavane, Rajendra Baburao Karanjavane, Smt. Nanda Shivaji Kharod, Smt. Vimal Appasaheb Patil and Mrs. Nisha Raosaheb Patil	Development agreement	29.10.05	29.10.05, 3650/05
25	-do-	-do-	-do-	-do-
26	Santosh Mahadev Dagade	Development Agreement	16.01.07	16.01.07, 389/07
27	Dattatray Doulat Karanjavane, Anil Doulat Karanjavane, Sunil Doulat Karanjavane, Smt. Sulochana Doulat Karanjavane, Mrs. Lata Sunil Dhumal and Mrs. Jayashri Sunil Mohite	Development Agreement	03.03.07	03.03.07, 1886/07

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Annexure 5

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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY
सहदुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर

ANNEXURE "A"

COPY OF COMMENCEMENT CERTIFICATE

पुणे महानगरपालिका

(घनकचरा व्यवस्थापन खातीत शुल्कांक व विशेष योजना अनुषंगे शुल्क वसूली)

बांधकाम नियंत्रण कार्यालय
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ५.

बांधकाम चालू करण्याकरिता दाखला

(कमेन्समेण्ट सर्टिफिकेट)

APPROVED

संदर्भ बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर रचना अधिनियम, १९६६ ची कलमे [illegible] ५८/६९ अंतर्गत आणि मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे (सेक्शन्स २५३ व २५४ अंतर्गत खालीलप्रमाणे खालील अटींस अधिन राहून देण्यात येत आहे.)

प्रकरण क्रमांक :BDN/0064/06/ NEW

Proposal Type : Residential

क्रमांक : CC/4697/06
दिनांक : 29/3/2007

श्री / श्रीमती ASHOK G. GAPCHUP
KULKARNI
रहिवासी पुणे, पेठ Pune

यांचा प्रति एल. श्री. PRABASH N.

यांचे वतीने मे. -

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे २५३/२५४ प्रमाणेपुणे महानगरपालिकेच्या जोगेश्वर

पेठ SAWDHAN वरील वर्णने मे.Survey No: 47 Hissa No: 4A,4B,5.6, 9,11,12.16

रहिवास प्लॉट क्र. प्लॉट क्र.

नकाशा दिनांक ३०/१०/२००६ रोजी पुणे महानगरपालिकेचा पुणे नोटीस बिल्डिंग दि दिनांक : 20/3/2007 या खिडकी पोचपावती क्रमांक ३०० करण्यात येणाऱ्या सूचना व सर्व अटींवर संमतीपत्र देण्यात येत आहे

१. संबंधी सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कायदा काही उपसर्ग पोहोचत असल्यास अथवा इमली होत असल्यास त्याअनुषंगाने कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची बजावदारी महानगरपालिकेवर नाही.
२. सोबतच्या यादीत / तुलना नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
३. बोलण्यापूर्वी कोणत्या सेट-बॅक, पार्किंगचा कोणत्या लेव्हलला इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय बोलण्यापूर्वी काम सुरु करू नये.
४. मा.सहायक अधिवेशन (भूमीप्रापण) यांच्या कार्यालयाकडून रस्त्याची प्रमाणरेषा मागणीवर आणून पैसार व मगच बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे.
५. सोबतच्या नकाशाकर मागे सिलिलेल्या / विकटपत्रेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.
६. ज्या प्लॉटवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मासकाने इमारतीमधील कांपाऊंड वॉलच्या आत व बाहेर किमान चार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण अर्जदाराने करून घ्यावे.
७. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील पाऊस टाकण्यात आलेले इमारतीचे अतिरिक्त साप्तान व राडारोडा उचलून बागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.
८. काम सुरु करण्यापूर्वी मा.नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे शाखत करून संबंधित कामाकरीता पूर्वमान्यता घेतल्याखेरीज बांधकाम सुरु करू नये.
९. नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत ; अन्यथा कायदेशीर कारवाई करण्यात येते. याची नोंद घ्यावी.
१०. बांधकाम नियंत्रण खात्याने दिली सेप्टीक टँकबाबी परवानगी दिली असली तरी ड्रेनेजविषयी मा.कारखाना अभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे शाखत करून त्याची मंजुरी घेतल्याखेरीज सेप्टीक टँक्स अगर ड्रेनेजसंबंधी बांधकाम सुरु करू नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पूर्णत्वाचा दाखला हजर करण्यात यावा..
११. जे बांधकाम नकाशात पाऊस म्हणून दाखविले आहे. ते प्रथम पाऊस मग नवीन कायास सुरुवात करणार.
१२. मालकी हक्कबाबत व हद्द कोणत्याही हक्कबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.
१३. काम्पाउंडच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. सुने संडास व मोरी असल्यास वाप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
१४. भोगवटापत्र मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

- १५ - मान्य डी.पी. लेआऊटप्रमाणे जमीन बांधकामास तोडू नये. -

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्याखाली अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.
वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे ठरते करून स्पष्टीकरण करून घ्यावे.

सहायक अभियंता
बांधकाम नियंत्रण कार्यालय,

सहाय्यक आयुक्त (बांधकाम नियंत्रण)
पुणे महानगरपालिका.

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काही महत्त्वाच्या विशेष सूचना

१. पुणे प्रादेशिक नगरनरपालिका अधिनियम १९४९ कलीम कलम १६३ अन्वये मालकाने इमारत पूर्ण होताच नगरनरपालिकेच्या कार्यालयामधे बांधकाम पोलगटपत्र मिळण्याबद्दल अर्ज करणे आवश्यक असते; त्याशी मा. नगर अभियंता यांचे अगर त्यांनी नेमलेल्या अधिकाऱ्यास खालीली तपशील दरास येईल व त्याप्रमाणात संपती देय येईल. याशिवाय वरील कारणाचा इतर पुणे प्रादेशिक नगरनरपालिका अधिनियम, १९४९ कलम ३९१ मध्ये तरतुदीनुसार रु.५००/- चा दंडास पात्र होईल.

२. नवीन घरच्या पुरेशाची सच्या कारणास मिळण्या शिवाय इतर वापरास मालकाने वापरास त्यांची जबाबदारी नगरनरपालिकेवर नाही. यासंबंधी असोसाची परवार संपती अधिकाऱ्याची असल्यास संपती देण्याची व्यवस्था करावी.

३. पाणी, खटकाची व्यवस्था नगरनरपाली वरी आत व्यवस्थारी असतील. त्याच्या जोगपुरे कारता आम्ह नये .

४. एकच पाळा अनेकांना वरच्या पातीच्या मिळण्या व्यतिरिक्त एका पुरतेच अधिक पुरे येऊ शकेल. अधिक साठी असल्यास पाणीच्या दोन पुरवेसा अधिक पुरे आणू नयेत. पाणीच्यांनी पाणी साठविलेल्याच्या नंतरच उपयोग घ्यावा नाही असे आढळे पाळ्यास व तसे सक्षम इमारतीमधील नगरनर अगर मालकार पाणी तोडावे.

अतिरिक्त व्यवसाय पाण्याच्या (विशेषतः जनावरांच्या पाण्याच्या) वेगळीक व्यवस्था मार्ग जोगल्याही परिस्थितीत पंप व कुणी वरच्याही संपती इय एकाच्याने दिलेली नाही. उपरोक्तानुसार इमारतीत उपलब्धतेत पाणी पंपविण्याकरी पैकच असता संपती व वैकल्पी तोडे उपलब्धतेत आले.

५. वरवाणीवरीच्या तपलगाव पक्का अर्थात पक्का नगरनरपालिकेच्या मी पैकच संपती देवल्यानिच नगरनरपालिकेच्या हद्दीत येतू नये. अंतर्गतीयतून व्यवस्था पक्का वैकल्पात ती अवरच होते

६. त्या स्वयाजिवर्ष सरकारात वेतसारा व्यवस्था लागती अशा स्वयाच्या उपयोग वर बांधण्यापूर्वी करणे. प्रारंभात मा. जिल्हाधिकारी,जिल्हा पुणे यांची मान्यता वैकल्प नंतरच काम करावे. प्रमुखतयाने मान्यतू वैकल्पानिच अशा ठिकाणी बांधकाम करु नये

७. सार्वजनिक सोयीचे स्वरूप अगाधिकाराने छायाचित्र केले जाते अशे नगरनरपालिकेच्या नियंत्रणास आवश्यक पूर्वून स्वरूप सोयीचे करून देण्यात येईल. असे करण्यात या मालकाच्याने काम येत नाही आणि अशा वेळी काही झाली झाल्यास, नगरनरपालिका त्यास जबाबदार ठरणार नाही.

८. वैकल्पाच्या सोयीचा अथवा इतरांना सुलभ व्यवस्थापून उपलब्ध विशेष पुरस्कार सोयीच्याही प्रकारच्या खेळ अंतर ठेवणे योग्य नये; त्यामिळेची जबाबदारी पुरवठार आहे.या संबंधीमाने पुरस्कार सोयीच्या अधिकारास काम येत नाही आणि तुटी आपल्या अधिकारावरील सोयीसेही बांधकाम वैकल्पात स्वतंत्री जबाबदारी पुरवठार ठरेल.

९. या वापरास नगरनरपालिकेच्या वेबसाईट अथवा संरक्षणाने (पोलिसाने)वाहन्यास मालिकत्व असल्या पाहिजे. तसा ती न वाहिल्यास संपतीपत्रिकेचा काम चालू आहे असे समजले जाईल.

१०. हा वापरास एक वर्षापर्यंत अधिकारात राहील. पुढे ती आपोआप रद्द झाला असे समजण्यात येईल. तथर संपतीप्रमाणे काम एक वर्षापंतर करणे असल्यास नवी सुधारीकरण मेकेबद्ध पुन्हा अर्ज करून संपतीपत्रची मुदत वाढवून घेतली पाहिजे व असे संपतीचा निवानपत्रांतरच बांधकाम सुरु करावे.

११. विशेष प्रसंगी नगरनरपालिकेने सेवी आखा दिले तर ती सुची काम केली पाहिजे, त्यास या संपतीपत्रक काम येत नाही.

१२. बांधकाम चालू असल्यापूर्वी स्थापाच आराखड्यून मंजूर पाण्याचा मीटर बसवून घेतला पाहिजे.

१३. पाण्याचा वापरासाठी नगरनरपालिका अथवा.ा. मा.नी. नगरनरपालिकेच्या मंजूरच्या पाण्याचे वेअर कमी असल्यामुळे इमारतीच्या वरील मजल्यावर पाणी चढू शकणार नसल्यास सर्वच इमारतीत पोच व पुरेसा प्रमाणात पाणीपुरवठा होण्याच्या दृष्टीने पाण्याच्या साठा करण्यासाठी इमारतीमध्यासाच्या सोयीच्या आतील परवानगीने मा. नगर अभियंता हे बांधतील त्या मापाचा, क्षितिजाच्या व.सेनिटरिकेल्सच्या पाण्याकरिता वैध बांधाचा सल्लेत व त्या ठिकाणी सुनिश्चित मेन सोर्स-लाईनकडून पाणी आणून ते ठेवाचे सोयीचे सल्लेत. त्याप्रमाणे सदर ठिकाणीत पाणी इलेक्ट्रिक पंप बसवून सदर पंपाच्या साह्याने इमारतीच्या सर्वात वरील मजल्यावर पुरेसा पाणी टाकी बसवून त्याला जोडाचे सल्लेत.व नंतर वेगळे डायरेक्ट पाइपच्या साह्याने इमारतीच्या आतील मजल्यावर पुरेसा पाणीपुरवठा होईल अशी पाहर ती सर्वतोपरी परवानगीच्या, करावी सल्लेत. सदरच्या दुरीच्या व्यवहार मा. नगर अभियंता हे इच्छितील त्यामाने असला पाहिजे. विशेष पुरवठा परवानगी ही देण्यात तथर आवश्यकती वेगळ कंपनीकडून मिळत नसल्यास विशेष अधिकाराच्या अगर पेटीसल्याच्या साह्याने आसपासचे इंजिन बसवून पाणी वरच्या मजल्यावर पंप करण्याची व्यवस्था परवानगीच्या करावी सल्लेत. या प्रतिमाने पंप बसवून पाणीपुरवठ्याची तपासीन परवानगीने वेगळीकरण बांधकामास नोंदवावा पंप (ओपनुपत्ती सर्टिफिकेट) दिली जाणार नाही व इमारतीच्या वापर पुरण्यासाठी वरता देण्यात नाही अगर पुरवठास वापर चालू देता येणार नाही.

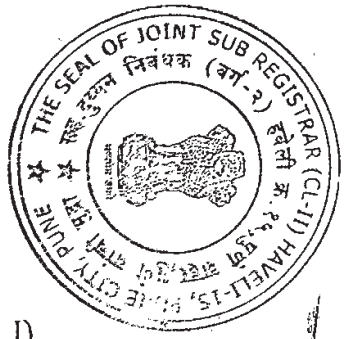
१४. वरतीत नळ फिटिंगचे काम नवाने मंजूर करून वेळेत सामर्थिकरित्या पंपवितरणासाठी केले पाहिजे.

१५. पावसाचे पाण्याचा वापरे जमिनीत मुरविण्याचे व त्याचा पुरेसा पाण्याची पंप पाणी येणी पाहिजे.

१६. नगरनरपालिकेच्या सेवी संपतीपत्रकाच्या नवीन मिळीट, तलाव मिळे इत्यादी, वैध अगर पहाणे सोयीच्याही अगर वापरण्याचे काम चालू नये . नवी इमा

१७. या जागी नदरी योग्य प्रकार प्रतिबंधक व्यवस्था केली पाहिजे. हीपात वैरवेगवर न पहाते अशी सावधने व्यवस्थितपणे बसवावीत. त्यास सुलभपणे पाहता येईल असे नगमूत्र सुलभ व विजली सोयची. तसेच त्याच्या सोबतची-(वर्षिक) पाहणी बांधण्याची सावगाचीही संरक्षण असावी. इतिहासीत मिळीवर पुटण्या वाटण्याचे पुढचे बसवू नयेत. पावसीन संडासचे अगर इतर संडासचे मोठे पंपीयाच्या रचनेच्या व्यवस्थितपणे अगर मालकाच्या इमारतीच्यासाच्या खालीपासून दोन फूट उंचीचे असावे.

१७. संपतीच्या पाहिल्यामाच्या रस्ता, दीप, पाणी, ड्रेनेज, इत्यादी वैकल्पानिर्देत सुविधिनिक्स सेवितिनिकेल्सनाच्या तथार वैकल्प पाहिजेत; अथवा तथर वैकल्पानेतूनव्यवस्थाच्या खालची वैकल्प व्यापार पाहिजे व रसी तत्काल वैकल्प व्यापार पाहिजे.



GLORIA APARTMENTS (PHASE - I)

BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/OPEN SPACE SQ.FT	GARDEN/OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN % (based on built-up area)
A	1	101	PHADKE PRAMOD	3921600	1300	120.77	1040	96.62	226	21.00			1	0.42
A	1	102	SADHALE PRESHIT PRABHAKAR	3270000	988	91.79	790	73.39	163	15.14			2	0.32
A	1	103	HARIP AMOD ARVIND	3486600	1218	113.15	974	90.49	197	18.30			180	0.40
A	1	104	KARPE NEELESH SUBHASH	5053000	1235	114.73	988	91.79	197	18.30			3	0.40
A	1	105	MAHAJAN PRASAD SURESH	3815000	988	91.79	790	73.39	163	15.14			4	0.32
A	1	106	GUPTA GAURI GAUTAM	4323000	1300	120.77	1040	96.62	226	21.00			5	0.42
A	2	201	JHAVAR YOGINI PARAG	3793400	1303	121.05	1042	96.80	250	23.23			6	0.42
A	2	202	BHAT UMESH ARVIND/GITA BHAT A.	3438000	993	92.25	794	73.76	246	22.85			7	0.32
A	2	203	JOSHI AMOL ASHOK	4959975	1218	113.15	974	90.49	197	18.30			8	0.40
A	2	204	PATIL ANIRUDH PRAKASH	4200000	1236	114.83	989	91.88	262	24.34			9.1, 9.2	0.40
A	2	205	JOSHI SUMEDHA AMAR	3438000	993	92.25	794	73.76	246	22.85			10	0.32
A	2	206	GONUGUNTLA KIRANKUMAR	3793400	1303	121.05	1042	96.80	250	23.23			11.1, 11.2	0.42
A	3	301	WANI SUNIL SADASHIV	3746600	1300	120.77	1040	96.62	226	21.00			13	0.42
A	3	302	WARTIKAR BHOOPALEE NIRANJAN	2834000	988	91.79	790	73.39	163	15.14			15	0.32
A	3	303	VIPRADAS SUMEDH SUDHAKAR	4023000	1218	113.15	974	90.49	197	18.30			16	0.40
A	3	304	PARANJPE SUSHAMA	4345600	1235	114.73	988	91.79	197	18.30			17	0.40
A	3	305	MAHENDRA KUMAR KALA	2834000	988	91.79	790	73.39	163	15.14			18	0.32
A	3	306	JAHAGIRDAR PRAMOD	3746600	1300	120.77	1040	96.62	226	21.00			19	0.42
A	4	401	KULKARNI NITIN DIGAMBAR	3793400	1303	121.05	1042	96.80	250	23.23			20	0.42

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Annexure 6

BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
A	4	402	PORE ANIRUDDHA NARHARRAO	3438000	993	92.25	794	73.76	246	22.85			21	0.32
A	4	403	DONGRE VIKRAM SUBHASH	3486600	1218	113.15	974	90.49	197	18.30			22	0.40
A	4	404	DESHPANDE SADANAND VITHAL	4200000	1236	114.83	989	91.88	262	24.34			23	0.40
A	4	405	DEKHANE PANDURANG SHANKAR	3996400	993	92.25	794	73.76	246	22.85			12.1, 12.2	0.32
A	4	406	BHOSALE SHIRISH MANOHAR	3793400	1303	121.05	1042	96.80	250	23.23			24	0.42
A	5	501	BORKAR PAYASWINI ACHYUT	3746600	1300	120.77	1040	96.62	226	21.00			25	0.42
A	5	502	BAGUL DIPTI AMOL	2834000	988	91.79	790	73.39	163	15.14			26	0.32
A	5	503	BAGUL SURESH GANESH	3486600	1218	113.15	974	90.49	197	18.30			27	0.40
A	5	504	KULKARNI RAGHAV SHRIKANT	4345600	1235	114.73	988	91.79	197	18.30			28	0.40
A	5	505	DESHMUKH PRATAP SHIVAJI	3488000	988	91.79	790	73.39	163	15.14			29	0.32
A	5	506	BORKAR SANJIVANI ACHYUT	3746600	1300	120.77	1040	96.62	226	21.00			30	0.42
A	6	601	KALE SUMEDH PRAMOD	3822500	1303	121.05	1042	96.80	250	23.23			31	0.42
A	6	602	VARTAK SATYEN PRABHAKAR	3438000	993	92.25	794	73.76	246	22.85			32	0.32
A	6	603	JAIN GAURAV	3486600	1218	113.15	974	90.49	197	18.30			33	0.40
A	6	604	KATKAR SHILPA SHASHANK	4200000	1236	114.83	989	91.88	262	24.34			34	0.40
A	6	605	MAHAJANI KEDAR SURESH	2979600	993	92.25	794	73.76	246	22.85			35	0.32
A	6	606	BELHE MILIND VINAYAK	4377000	1303	121.05	1042	96.80	250	23.23			36	0.42
A	7	701	PULLIWAR RAJENDRA DINKAR	3746600	1300	120.77	1040	96.62	226	21.00			151	0.42
A	7	702	PALSHIKAR NISHIGANDHA AMOL	2934000	988	91.79	790	73.39	163	15.14			155	0.32
A	7	703	PATANKAR JAIE ADWAIT	3486600	1218	113.15	974	90.49	197	18.30			153	0.40
A	7	704	BALLAL ABHIJEET PRAKASH	3530800	1235	114.73	988	91.79	197	18.30			14.1, 14.2	0.40
A	7	705	PALSHIKAR AMOL SUBHASH	2934000	988	91.79	790	73.39	163	15.14			154	0.32

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BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
A	7	706	BHATKHANDE SUHAS SADANAND	4755300	1300	120.77	1040	96.62	226	21.00			152	0.42
A	8	801	MADEKAR MUKUND BHANUDAS	2979600	1056	98.10	845	78.50	250	23.23			156	0.34
A	8	802	BURANDE LATA MAHESH	2979600	993	92.25	794	73.76	246	22.85			157	0.32
A	8	803	M/s. GLORIA ASSOCIATES (UNSOLD)	4023000	1218	113.15	974	90.49	197	18.30			158	0.40
A	8	804	BOKARE MANEESH DIWAKAR	4480000	1236	114.83	989	91.88	262	24.34			159	0.40
A	8	805	PATIL SACHIN BHIMRAO	4033400	993	92.25	794	73.76	246	22.85			160	0.32
A	8	806	PALSHIKAR NIKHIL SUBHASH	3151200	1056	98.10	845	78.50	250	23.23			161	0.34
A	9	901	PARANJAPE ASHLESHA ATUL	3746600	1300	120.77	1040	96.62	226	21.00			163	0.42
A	9	902	PENDHARKAR RAMESH ARVIND	3488000	988	91.79	790	73.39	163	15.14			164	0.32
A	9	903	JOSHI MAHENDRA MANOHAR	3486600	1218	113.15	974	90.49	197	18.30			165	0.40
A	9	904	JOSHI PUSHPAHAS DILIP	3530800	1235	114.73	988	91.79	197	18.30			162.1, 162.2	0.40
A	9	905	KABARA SIDDHI SHIRIN	2834000	988	91.79	790	73.39	163	15.14			166	0.32
A	9	906	BHANDARI SHREEHARSH	3746600	1300	120.77	1040	96.62	226	21.00			167	0.42
A	10	1001	DEOPURKAR NITIN SATISH	3793400	1303	121.05	1042	96.80	250	23.23			168	0.42
A	10	1002	PADALKAR AJIT	4100000	993	92.25	794	73.76	246	22.85			169	0.32
A	10	1003	KAORAY NIKHIL KISHOR	4926450	1218	113.15	974	90.49	197	18.30			171	0.40
A	10	1004	DIKSHIT AJIT ASHOK	4030900	1236	114.83	989	91.88	262	24.34			170.1, 170.2	0.40
A	10	1005	DESHPANDE NILESH SURESH	3892200	993	92.25	794	73.76	246	22.85			172	0.32
A	10	1006	BHOPATKAR VINAY ANILCHANDRA	4155300	1303	121.05	1042	96.80	250	23.23			173	0.42
A	11	1101	KULKARNI PRASHANT RAGHUNATH	4568500	1300	120.77	1040	96.62	226	21.00			174	0.42
A	11	1102	DESHMUKH KAUSTUBH PRAKASH	4115000	988	91.79	790	73.39	163	15.14			175	0.32
A	11	1103	KAKATKAR NIRUPA VIJAY	4910500	1218	113.15	974	90.49	197	18.30			176	0.40

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BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
A	11	1104	AGASHE SAMEER KISHOR	4921150	1235	114.73	988	91.79	197	18.30			177	0.40
A	11	1105	JOG RADHIKA VIDYADHAR	4115000	988	91.79	790	73.39	163	15.14			178	0.32
A	11	1106	CHOHAN VIKRAM INDRAJ	4300000	1300	120.77	1040	96.62	226	21.00			179	0.42
B	1	101	NAIK SAMEER SHARAD	4323000	1300	120.77	1040	96.62	226	21.00			67	0.42
B	1	102	HADAPSARKAR BHUSHAN RATNAKUMAR	3270000	988	91.79	790	73.39	163	15.14				0.32
B	1	103	GOKHALE WAIDEHI	4002000	1211	112.50	969	90.02	197	18.30			69	0.39
B	1	104	HUKKERI SHEETALCHANDRA SUBASH	4098000	1243	115.48	994	92.34	197	18.30			42	0.40
B	1	105	KETKAR SHRINIWAS BHASKAR	3486000	988	91.79	790	73.39	163	15.14			44	0.32
B	1	106	PATIL SANJAYKUMAR HANMANTRAO	4611200	1300	120.77	1040	96.62	226	21.00			70.1, 70.2	0.42
B	2	201	KELKAR SONALI ABHAY	4377000	1303	121.05	1042	96.80	250	23.23			45	0.42
B	2	202	JOSHI AJAY PRABHAKAR	3175000	993	92.25	794	73.76	246	22.85			46	0.32
B	2	203	NENE AMITA SACHIN	5119500	1213	112.69	970	90.12	262	24.34			47	0.39
B	2	204	GUJRATHI SACHIN DATTATRAY	4962700	1243	115.48	994	92.34	197	18.30			68.1, 68.2	0.40
B	2	205	SURESH JAYARAM SHETTY	3438000	993	92.25	794	73.76	246	22.85			49	0.32
B	2	206	KULKARNI YOGESH ANANT	3793400	1303	121.05	1042	96.80	250	23.23			41.1, 41.2	0.42
B	3	301	RAKHI KAPOOR	3746600	1300	120.77	1040	96.62	226	21.00			50	0.42
B	3	302	JOSHI AMIT BHALCHANDRA	2834000	988	91.79	790	73.39	163	15.14			51	0.32
B	3	303	MAHAJAN SUJIT KISHOR	3468400	1211	112.50	969	90.02	197	18.30			52	0.39
B	3	304	NAPHADE GAJANAN LAXMAN	5081000	1243	115.48	994	92.34	197	18.30			53	0.40
B	3	305	KARANDIKAR BHUSHAN RAMESH	2834000	988	91.79	790	73.39	163	15.14			54	0.32
B	3	306	FEMINA SHARMA	3746600	1300	120.77	1040	96.62	226	21.00			58	0.42
B	4	401	MODAK MUGDHA SHRIHARSHAWARDHAN	3893800	1303	121.05	1042	96.80	250	23.23			59	0.42

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BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
B	4	402	BRITTO VINCENT SEBASTIAN PASCAL	2979600	993	92.25	794	73.76	246	22.85			60	0.32
B	4	403	KULKARNI ANANT VITHAL	3580200	1213	112.69	970	90.12	262	24.34			61	0.39
B	4	404	YADAV HARISHCHANDRA DAULATRAO	4098000	1243	115.48	994	92.34	197	18.30			62.1, 62.2	0.40
B	4	405	AHIRE SANJAY TRIMBAK	3667200	993	92.25	794	73.76	246	22.85			63	0.32
B	4	406	MAYDEO PRANAV SHARAD	5106500	1303	121.05	1042	96.80	250	23.23			64	0.42
B	5	501	DABEER ONKAR JAYANT	3746600	1300	120.77	1040	96.62	226	21.00			55, 274	0.42
B	5	502	DESHPANDE MILIND SHANKAR	3270000	988	91.79	790	73.39	163	15.14			65	0.32
B	5	503	GADRE RAJESH SHRIKRISHNA	4268800	1211	112.50	969	90.02	197	18.30			66	0.39
B	5	504	SRINIVASAN SEENU S.	4098000	1243	115.48	994	92.34	197	18.30			71	0.40
B	5	505	LELE SHIRISH RAJARAM	2834000	988	91.79	790	73.39	163	15.14			72	0.32
B	5	506	KULKARNI VAMAN G.	4323000	1300	120.77	1040	96.62	226	21.00			275	0.42
B	6	601	APTE RAVINDRA CHINTAMANI	5331500	1303	121.05	1042	96.80	250	23.23			57	0.42
B	6	602	BRITTO CHRISTOPHER JOE THOMAS	2979600	993	92.25	794	73.76	246	22.85			40	0.32
B	6	603	PATHAK MOHAN VASANTRAO	3580200	1213	112.69	970	90.12	262	24.34			39	0.39
B	6	604	ATHAWALE NIRAJ MADHAV	5081000	1243	115.48	994	92.34	197	18.30			38	0.40
B	6	605	MANDRE RASHMI TUSHAR	4011000	993	92.25	794	73.76	246	22.85			37	0.32
B	6	606	BHATTACHARYA SNEHASISH	4085200	1303	121.05	1042	96.80	250	23.23			181	0.42
B	7	701	SABNIS JAYANT CHINTAMANI	3746600	1300	120.77	1040	96.62	226	21.00			43.1, 43.2	0.42
B	7	702	DHOLAKIA RAKESH USHAKANT	2834000	988	91.79	790	73.39	163	15.14			182	0.32
B	7	703	MOTEWAR PRASHANT SHASHIKANT	3735200	1211	112.50	969	90.02	197	18.30			183	0.39
B	7	704	SABNIS HRISHIKESH SURESH	5081000	1243	115.48	994	92.34	197	18.30			184	0.40
B	7	705	PAREKH HARESH RASIKLAL	3052000	988	91.79	790	73.39	163	15.14			185	0.32

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BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
B	7	706	DESHMUKH MAHESH MOHAN	3746600	1300	120.77	1040	96.62	226	21.00			186	0.42
B	8	801	DAMLE SARVESH SADANAND	3636000	1056	98.10	845	78.50	250	23.23			187	0.34
B	8	802	DESAI SANDHYA MAHESH	3000000	993	92.25	794	73.76	246	22.85			188	0.32
B	8	803	MAGDUM SACHINKUMAR MAHAVEER	3580200	1213	112.69	970	90.12	262	24.34			189	0.39
B	8	804	CHEPE SAMIR SUDHIR	5081000	1243	115.48	994	92.34	197	18.30			56.1, 56.2	0.40
B	8	805	MHASKE BEENA ASHOK	4311000	993	92.25	794	73.76	246	22.85			190	0.32
B	8	806	KULKARNI HRISHIKESH VYANKATESH	3636000	1056	98.10	845	78.50	250	23.23			276	0.34
B	9	901	POWALE NUTAN NITIN	3746600	1300	120.77	1040	96.62	226	21.00			193	0.42
B	9	902	PANSE DHANASHREE AMIT	2834000	988	91.79	790	73.39	163	15.14			194	0.32
B	9	903	PATEL MAHENDRA SHAKERLAL	4268800	1211	112.50	969	90.02	197	18.30			195	0.39
B	9	904	PANSE VILAS HARI(HUF)	3551600	1243	115.48	994	92.34	197	18.30			191.1, 191.2	0.40
B	9	905	JOSHI CHANDRAKANT VINAYAKRAO	2834000	988	91.79	790	73.39	163	15.14			196	0.32
B	9	906	CHINTALWAR PRASAD VIJAYKUMAR	3746600	1300	120.77	1040	96.62	226	21.00			197	0.42
B	10	1001	IYER SETHURAMAN	5331500	1303	121.05	1042	96.80	250	23.23			198	0.42
B	10	1002	SHIRKHEDKAR PRAFULLA VASANT	4311000	993	92.25	794	73.76	246	22.85			200	0.32
B	10	1003	DIVEKAR MUGDHA MILIND	5119500	1213	112.69	970	90.12	262	24.34			201	0.39
B	10	1004	TRIVEDI-MHATRE VEENA	4944400	1243	115.48	994	92.34	197	18.30			199, 273	0.40
B	10	1005	JOG DHANANJAY VIDYADHAR	4241000	993	92.25	794	73.76	246	22.85			202	0.32
B	10	1006	APTE VISHAL RAVINDRA	5331500	1303	121.05	1042	96.80	250	23.23			203	0.42
B	11	1101	KULKARNI SAVITA GAJANAN	5268500	1300	120.77	1040	96.62	226	21.00			204	0.42
B	11	1102	VAIDYA VINAYAK SADASHIV	4115000	988	91.79	790	73.39	163	15.14			205	0.32
B	11	1103	GADGIL MOHAN ASHOK	4969000	1211	112.50	969	90.02	197	18.30			206	0.39

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BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
B	11	1104	PARALKAR ANMOL PRAFULLA	5081000	1243	115.48	994	92.34	197	18.30			207	0.40
B	11	1105	KATTI RAGHURAM BALKRISHNA	4115000	988	91.79	790	73.39	163	15.14			208	0.32
B	11	1106	SHINDE SHASHIKANT RAGHUNATH	4746200	1300	120.77	1040	96.62	226	21.00			209	0.42
C	1	101	JOSHI CHIRANTAN ARVIND	4323000	1300	120.77	1040	96.62	226	21.00			107	0.42
C	1	102	KULKARNI SHANTANU SHYAM	3270000	988	91.79	790	73.39	163	15.14			109	0.32
C	1	103	GOVILKAR KAPIL JAYANT	4074000	1235	114.73	988	91.79	197	18.30			80	0.40
C	1	104	JAHAGIRDAR JEEVAN DURGADASRAO	4668950	1211	112.50	969	90.02	197	18.30			104	0.39
C	1	105	DEO AMOGH ASHOK	3486000	988	91.79	790	73.39	163	15.14			83	0.32
C	1	106	JOSHI SUDHIR GOPAL	4323000	1300	120.77	1040	96.62	226	21.00			84	0.42
C	2	201	DHAVALIKAR GIRISH PRABHAKAR	4377000	1303	121.05	1042	96.80	250	23.23			85	0.42
C	2	202	VAIDYA RISHIKESH MAHESH	4178700	993	92.25	794	73.76	246	22.85			86	0.32
C	2	203	PHADKE MAHESH JAYANT	4197000	1235	114.73	988	91.79	262	24.34			87	0.40
C	2	204	DESHPANDE MAHESH RAGHUNATH	4131000	1213	112.69	970	90.12	262	24.34			88	0.39
C	2	205	INAMDAR KEDAR SHRIPAD	3667200	993	92.25	794	73.76	246	22.85			89	0.32
C	2	206	BARAKALE SHYAMKANT MANIKRAO	4377000	1303	121.05	1042	96.80	250	23.23			90	0.42
C	3	301	BARVE MANJIREE VISHWAS	4323000	1300	120.77	1040	96.62	226	21.00			91	0.42
C	3	302	PARALIKAR GIRISH VENKATESH	3270000	988	91.79	790	73.39	163	15.14			92	0.32
C	3	303	VISPUTE SURENDRA VASANT	4753000	1235	114.73	988	91.79	197	18.30			93	0.40
C	3	304	JADHAV ASHUTOSH ISHWAR	4669000	1211	112.50	969	90.02	197	18.30			94	0.39
C	3	305	JOSHI SHISHIR VASANT	3270000	988	91.79	790	73.39	163	15.14			95	0.32
C	3	306	BHAKRE ANIRUDDHA RANGRAO	4323000	1300	120.77	1040	96.62	226	21.00			96	0.42
C	4	401	SHRIGONDEKAR ASHOK B	4377000	1303	121.05	1042	96.80	250	23.23			97	0.42

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BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
C	4	402	GOSAVI YOGESH SHRIKANT	3438000	993	92.25	794	73.76	246	22.85			98	0.32
C	4	403	LAGU LALITA KAMLAKAR	3357600	1235	114.73	988	91.79	262	24.34			99	0.40
C	4	404	BARVE HARSHAL SHRIRAM	4131000	1213	112.69	970	90.12	262	24.34			100	0.39
C	4	405	JAWADEKAR SUBODH PRABHAKAR	3655500	993	92.25	794	73.76	246	22.85			101	0.32
C	4	406	KULKARNI SATISH MADHUKAR	4377000	1303	121.05	1042	96.80	250	23.23			102	0.42
C	5	501	DEOGHARE VAIBHAV HIRALAL	4323000	1300	120.77	1040	96.62	226	21.00			108.1, 108.2	0.42
C	5	502	KULKARNI SHRIKANT VASANT	3270000	988	91.79	790	73.39	163	15.14			103	0.32
C	5	503	KORTIKAR SARANG NARAYAN	5006000	1235	114.73	988	91.79	197	18.30			104	0.40
C	5	504	CHANDAVALE AVINASH VASUDEO	4002000	1211	112.50	969	90.02	197	18.30			110, 277	0.39
C	5	505	GHOLKAR DEVDATTA ARUN	3270000	988	91.79	790	73.39	163	15.14			106	0.32
C	5	506	MULAY MANISHA CHANDRASHEKHAR	4323000	1300	120.77	1040	96.62	226	21.00			79, 264	0.42
C	6	601	KULKARNI SALIL PRAVIN	4350000	1303	121.05	1042	96.80	250	23.23			77	0.42
C	6	602	NALLE RAVI KASHINATH	3438000	993	92.25	794	73.76	246	22.85			76	0.32
C	6	603	BHAT MADHAV ARVIND	5196500	1235	114.73	988	91.79	262	24.34			75	0.40
C	6	604	BAWISKAR DEEPAK VINAYAK	4131000	1213	112.69	970	90.12	262	24.34			81.1, 81.2	0.39
C	6	605	VAZ VIREN	3438000	993	92.25	794	73.76	246	22.85			74	0.32
C	6	606	KHARCHE ANIL TUKARAM	4377000	1303	121.05	1042	96.80	250	23.23			220	0.42
C	7	701	AGASHE GANESH KRISHNAJI	4323000	1300	120.77	1040	96.62	226	21.00			228.1, 228.2	0.42
C	7	702	GAIKAR JEEVAN KASHINATH	3270000	988	91.79	790	73.39	163	15.14			73	0.32
C	7	703	NIRKHE CHETAN PRAVIN	4074000	1235	114.73	988	91.79	197	18.30			210	0.40
C	7	704	BILGI CHANDRAKANT GOVIND	4002000	1211	112.50	969	90.02	197	18.30			211	0.39
C	7	705	MHETRE KUNAL PRADEEP	3270000	988	91.79	790	73.39	163	15.14			212	0.32

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BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
C	7	706	SANTOSHWAR RUCHI DAMODHAR	4323000	1300	120.77	1040	96.62	226	21.00			213	0.42
C	8	801	KULKARNI SHUBHADA R.	3861000	1056	98.10	845	78.50	250	23.23			214	0.34
C	8	802	VALSANGIKAR SHANTANU SURESHRAO	3438000	993	92.25	794	73.76	246	22.85			215	0.32
C	8	803	DESHPANDE AMRUTA ABHAY	2500000	1235	114.73	988	91.79	262	24.34			216	0.40
C	8	804	KULKARNI AMOL SURESH	4131000	1213	112.69	970	90.12	262	24.34			217	0.39
C	8	805	KANADE KEDAR DHANANJAY	3438000	993	92.25	794	73.76	246	22.85			218	0.32
C	8	806	MUKADAM SUBHASH SRINIVAS	4017800	1056	98.10	845	78.50	250	23.23			219	0.34
C	9	901	DUDGIKAR ASHISH SHRIPAD	4323000	1300	120.77	1040	96.62	226	21.00			221	0.42
C	9	902	KULKARNI YOGESH HARIBHAU	3488000	988	91.79	790	73.39	163	15.14			222	0.32
C	9	903	PUNDLE SANTOSH RAMESH	4074000	1235	114.73	988	91.79	197	18.30			223	0.40
C	9	904	TINGARE SHIRISH SHIVLING	3468400	1211	112.50	969	90.02	197	18.30			224	0.39
C	9	905	LONKAR HRUSHIKESH MAHESHWAR	3270000	988	91.79	790	73.39	163	15.14			225	0.32
C	9	906	BOKIL AMIT ARUN	4323000	1300	120.77	1040	96.62	226	21.00			226	0.42
C	10	1001	LELE OMKAR MUKUND	5000307	1303	121.05	1042	96.80	250	23.23			227	0.42
C	10	1002	GHODKE NIRANJAN SHRIKRISHNA	4176408	993	92.25	794	73.76	246	22.85			229	0.32
C	10	1003	KELKAR ASHWINI VIBHAV	4985100	1235	114.73	988	91.79	262	24.34			230	0.40
C	10	1004	DATE VINAY SHRIDHAR	4937500	1213	112.69	970	90.12	262	24.34			231	0.39
C	10	1005	KERHALKAR AJAY	4236000	993	92.25	794	73.76	246	22.85			232	0.32
C	10	1006	RAJOPADHYE JEETENDRA MADHAV	5112650	1303	121.05	1042	96.80	250	23.23			233	0.42
C	11	1101	MUNJE NEHA MILIND	5223500	1300	120.77	1040	96.62	226	21.00			234	0.42
C	11	1102	TIKOTI AARATI ARCHAN	4115000	988	91.79	790	73.39	163	15.14			235	0.32
C	11	1103	MATEKAR MAHESH ANIL	5053000	1235	114.73	988	91.79	197	18.30			236	0.40

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BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
C	11	1104	HARLIKAR ASHWINI RAJENDRA	4969000	1211	112.50	969	90.02	197	18.30			137	0.39
C	11	1105	MULYE UPENDRA MOHAN	3985100	988	91.79	790	73.39	163	15.14			138	0.32
C	11	1106	DESHPANDE RAKESH BALWANT	5124000	1300	120.77	1040	96.62	226	21.00			139	0.42
D	1	101	GRAMPUROHIT RAVINDRA KRISHNA	5043500	1300	120.77	1040	96.62	226	21.00			105.1, 105.2	0.42
D	1	102	JOSHI KRISHNA MORESHWAR	4040000	988	91.79	790	73.39	163	15.14			118	0.32
D	1	103	KHANDEKAR SUMUKH ARUN	4268800	1211	112.50	969	90.02	197	18.30			142.1, 142.2	0.39
D	1	104	HAVAL SAGAR SUDHAKAR	4969000	1211	112.50	969	90.02	197	18.30			121	0.39
D	1	105	BOKARE MANEESH DIWAKAR	3488000	988	91.79	790	73.39	163	15.14			122	0.32
D	1	106	DESHPANDE MADHAVI PRASHANT	5268500	1300	120.77	1040	96.62	226	21.00			123	0.42
D	2	201	VAZE PARAG VASANT	4893800	1303	121.05	1042	96.80	250	23.23			125	0.42
D	2	202	WADHWANI VINOD KALYANDAS	3667200	993	92.25	794	73.76	246	22.85			126	0.32
D	2	203	NAIK GOKUL DATTARAM	3800000	1213	112.69	970	90.12	262	24.34			130	0.39
D	2	204	INAMDAR UDAY N	4406400	1213	112.69	970	90.12	262	24.34			131	0.39
D	2	205	RAO ATCHYUTA RETTIGANTI	3667200	993	92.25	794	73.76	246	22.85			132	0.32
D	2	206	LAKSHMANAN RAMASWAMY	4668800	1303	121.05	1042	96.80	250	23.23			133	0.42
D	3	301	AUTY MADHURI PRASAD	4611200	1300	120.77	1040	96.62	226	21.00			134	0.42
D	3	302	KAKADE ANIL TRYAMBAKRAO	3488000	988	91.79	790	73.39	163	15.14			135	0.32
D	3	303	KULKARNI KIRAN RAVINDRA	4902300	1211	112.50	969	90.02	197	18.30			136	0.39
D	3	304	MHAISKAR AJIT VIJAY	4268800	1211	112.50	969	90.02	197	18.30			137	0.39
D	3	305	INGAWALE SHEKHAR NARAYAN	3815000	988	91.79	790	73.39	163	15.14			138	0.32
D	3	306	KHADILKAR ATUL HEMANT	4611200	1300	120.77	1040	96.62	226	21.00			124.1, 124.2	0.42
D	4	401	ADAVI PRAMILA RAGHAVENDRA	4668800	1303	121.05	1042	96.80	250	23.23			139	0.42

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BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
D	4	402	PANDE RAVINDRA TRIMBAK	3667200	993	92.25	794	73.76	246	22.85			140	0.32
D	4	403	KHANDEKAR GAURI SHIRISH	4950650	1213	112.69	970	90.12	262	24.34			143	0.39
D	4	404	NAIK AASHISH ARVIND	4131000	1213	112.69	970	90.12	262	24.34			126.1, 126.2	0.39
D	4	405	RISBUD PARAG A.	3667200	993	92.25	794	73.76	246	22.85			144	0.32
D	4	406	POTDAR MANISH RADHAKRISHNA	5185600	1303	121.05	1042	96.80	250	23.23			145	0.42
D	5	501	KELKAR SAMEER SURESH	4611200	1300	120.77	1040	96.62	226	21.00			146	0.42
D	5	502	KANETKAR ASHISH RAVINDRA	3488000	988	91.79	790	73.39	163	15.14			147	0.32
D	5	503	JOSHI AJIT JAYANT	4669000	1211	112.50	969	90.02	197	18.30			148	0.39
D	5	504	MADNANI MAHESH KISHAN	4268800	1211	112.50	969	90.02	197	18.30			149	0.39
D	5	505	BEDEKAR MANOJ	3488000	988	91.79	790	73.39	163	15.14			265	0.32
D	5	506	SHAHANE NIKHIL SURESH	5218500	1300	120.77	1040	96.62	226	21.00			150	0.42
D	6	601	DHARWADKAR VIVEK JAYANT	5331500	1303	121.05	1042	96.80	250	23.23			127.1, 127.2	0.42
D	6	602	KAKIRDE MILIND SHRIKRISHNA	4011000	993	92.25	794	73.76	246	22.85			111	0.32
D	6	603	MANOJI DANICA RUTH	4406400	1213	112.69	970	90.12	262	24.34			129.1, 129.2	0.39
D	6	604	PUROHIT NIRANJAN SHRIPAD	5064500	1213	112.69	970	90.12	262	24.34			112	0.39
D	6	605	ATHALYE SANJAY MADHAV	3667200	993	92.25	794	73.76	246	22.85			113	0.32
D	6	606	NATU ROHIT AVINASH	4668800	1303	121.05	1042	96.80	250	23.23			114	0.42
D	7	701	POTNIS NIRANJAN PRADIP	4611200	1300	120.77	1040	96.62	226	21.00			115	0.42
D	7	702	BAHIRAT SUKIRTI JAYANT	3985100	988	91.79	790	73.39	163	15.14			116	0.32
D	7	703	CHUTAKE MILAN JAYRAJ	4819000	1211	112.50	969	90.02	197	18.30			141.1, 141.2	0.39
D	7	704	KADEPURKAR VARSHA DHANANJAY	4202000	1211	112.50	969	90.02	197	18.30			117	0.39
D	7	705	DESHPANDE SUNIL KRISHNAJI	3488000	988	91.79	790	73.39	163	15.14			240	0.32

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BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
D	7	706	MUNSHI VIJAY	4323000	1300	120.77	1040	96.62	226	21.00			250.1, 250.2	0.42
D	8	801	KSHIRSAGAR RAMESH DATTATRAYA	3878400	1056	98.10	845	78.50	250	23.23			241	0.34
D	8	802	KULKARNI ANAND VINOD	3667200	993	92.25	794	73.76	248	22.85			242	0.32
D	8	803	KULKARNI SWATI PRAKASH	3304800	1213	112.69	970	90.12	262	24.34			243	0.39
D	8	804	MUCHARIKAR PRASANNA DIPAK	4281000	1213	112.69	970	90.12	262	24.34			266	0.39
D	8	805	CHANDAVARKAR NARESH SHANKAR	3667200	993	92.25	794	73.76	248	22.85			244	0.32
D	8	806	PATANKAR VINAYAK GAJANAN	3878400	1056	98.10	845	78.50	250	23.23			245	0.34
D	9	901	CHAKRADEO ASHWINI MILIND	4836200	1300	120.77	1040	96.62	226	21.00			246	0.42
D	9	902	LOTLIKAR ATUL ARVIND	3488000	988	91.79	790	73.39	163	15.14			247	0.32
D	9	903	PHADKE SHRIKANT VASUDEO	4268800	1211	112.50	969	90.02	197	18.30			248	0.39
D	9	904	NAPHADE PALLAVI NILESH	4268800	1211	112.50	969	90.02	197	18.30			249	0.39
D	9	905	WAGH SUNIL SURESH	3488000	988	91.79	790	73.39	163	15.14			267	0.32
D	9	906	DALVI PUSHPALATA MANOHAR	4344400	1300	120.77	1040	96.62	226	21.00			251	0.42
D	10	1001	JOSHI GURUNATH SHRIKANT	5406500	1303	121.05	1042	96.80	250	23.23			252	0.42
D	10	1002	APTE SUBODH GOVARDHAN	3283800	993	92.25	794	73.76	248	22.85			253.1, 253.2	0.32
D	10	1003	KAMOOLKAR MUGDHA BIPINCHANDRA	4981800	1213	112.69	970	90.12	262	24.34			254	0.39
D	10	1004	PATEKAR ABHISHEK HARISHCHANDRA	5051500	1213	112.69	970	90.12	262	24.34			256	0.39
D	10	1005	KIRLOSKAR SHIRISH WAMAN	4554800	993	92.25	794	73.76	248	22.85			257	0.32
D	10	1006	PENDSE SUNIL NARAYAN	5112650	1303	121.05	1042	96.80	250	23.23			278	0.42
D	11	1101	KHIRE SHRIPAD DATTATRAYA	5293500	1300	120.77	1040	96.62	226	21.00			255.1, 255.2	0.42
D	11	1102	KHOT VASUDEV VASANT	4476000	988	91.79	790	73.39	163	15.14			259	0.32
D	11	1103	DANDEKAR ARVIND SHANKAR	4493800	1211	112.50	969	90.02	197	18.30			260	0.39

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BLDG.	FLOOR	FLAT NO.	NAME	AGREEMENT VALUE (RS.)	BUILT UP SQ.FT.	BUILT UP SQ.MTR.	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	GARDEN/ OPEN SPACE SQ.FT.	GARDEN/ OPEN SPACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN %
D	11	1104	DANDEKAR KAUSTUBH ARVIND	4493800	1211	112.50	969	90.02	197	18.30			261	0.39
D	11	1105	KEKATPURE VISHNU	3346000	988	91.79	790	73.39	163	15.14			262	0.32
D	11	1106	ASHWINKUMAR GURUNATHAN	4836200	1300	120.77	1040	96.62	226	21.00			263	0.42
				1072699290.00		**28544.57**								**100.00**

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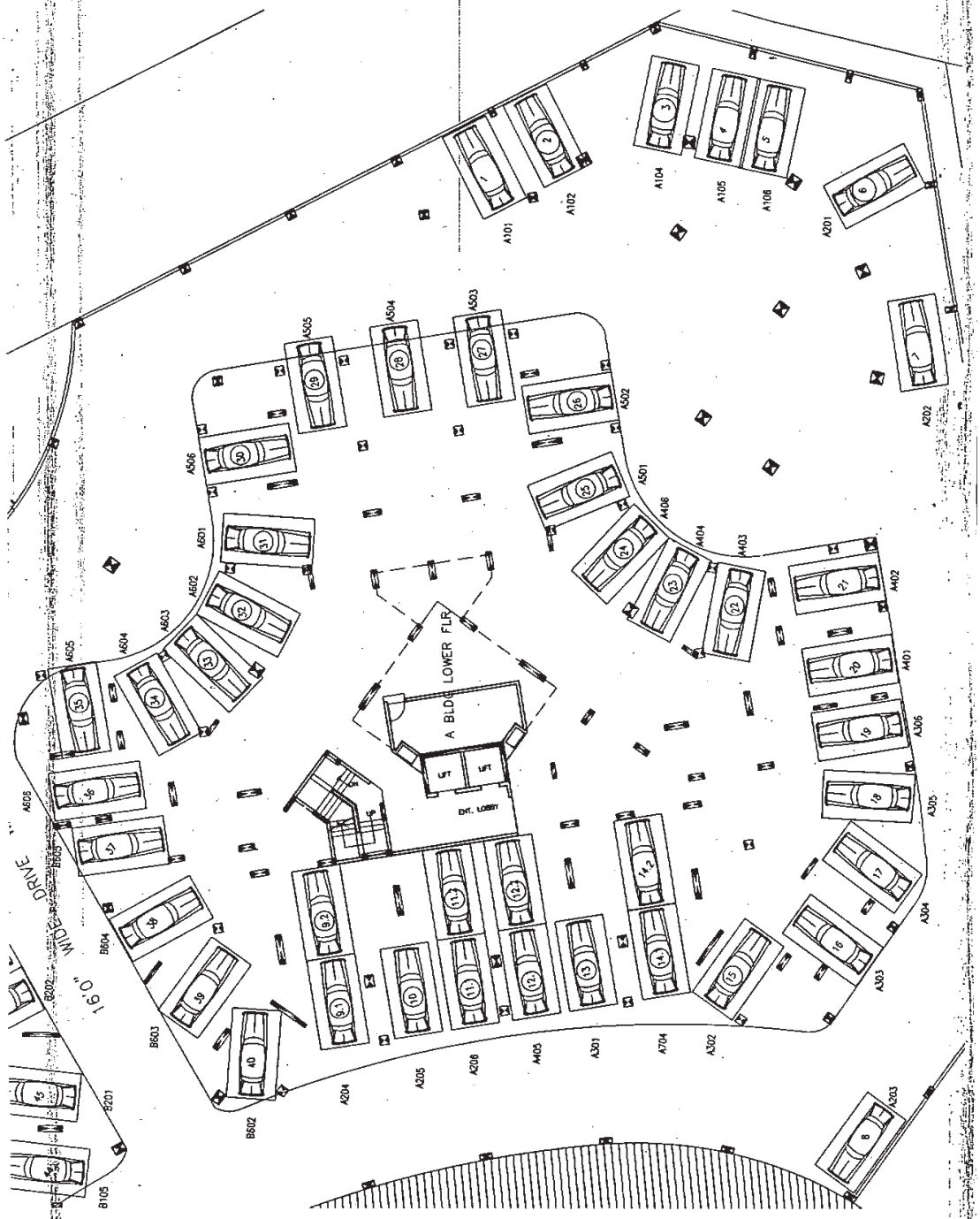
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 ANNEXURE-7

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

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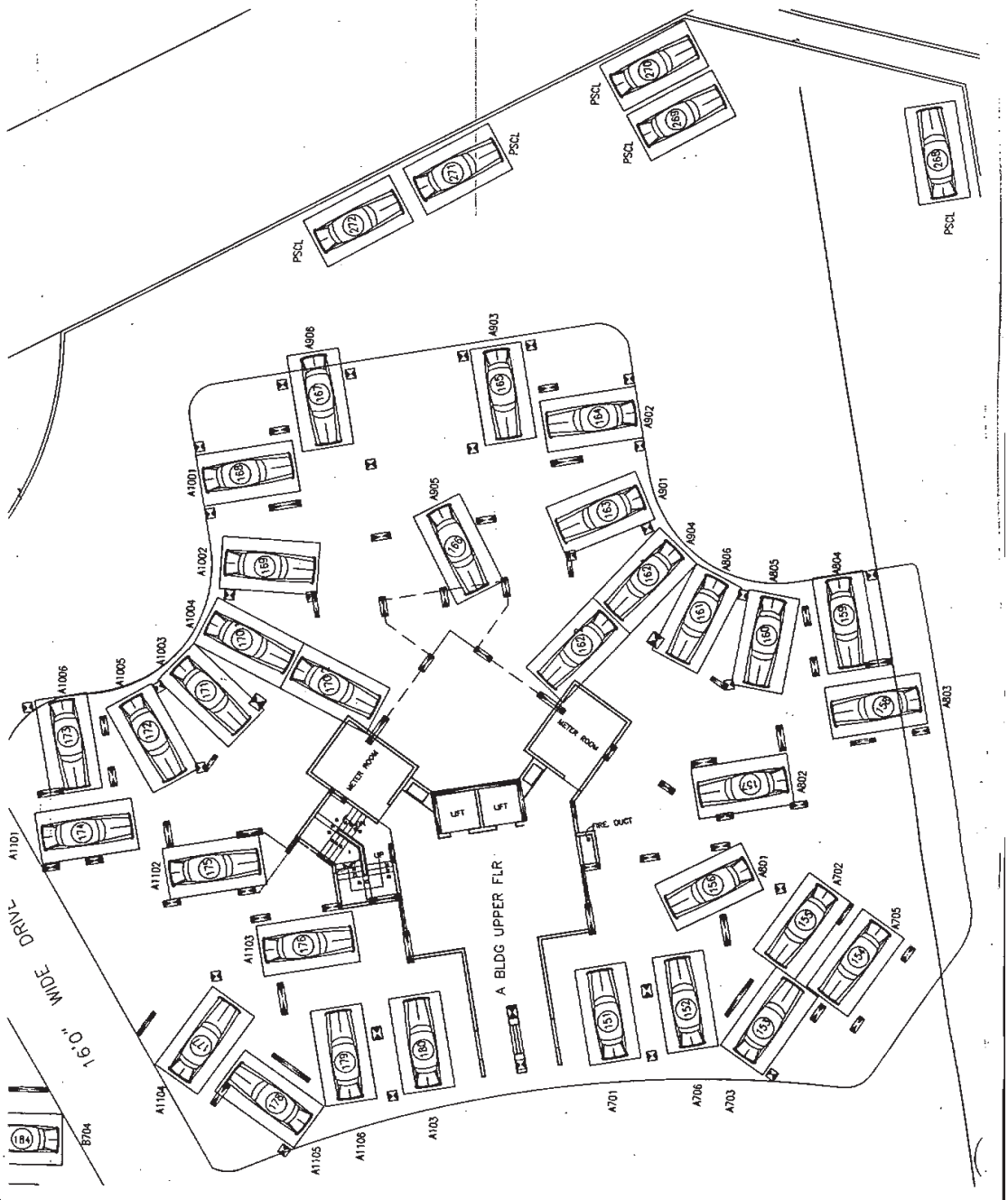


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ANNEXURE-7

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

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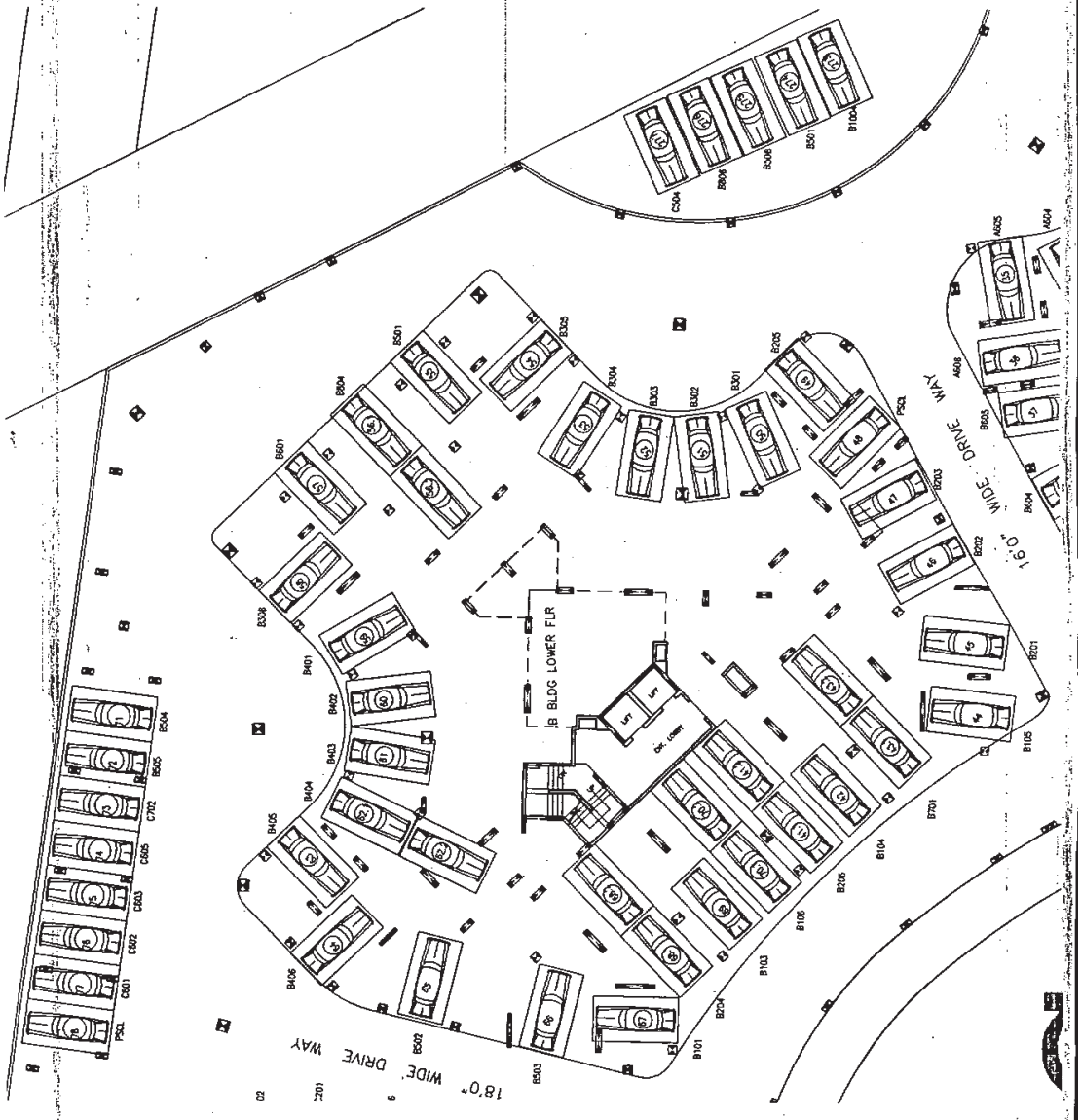


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ANNEXURE-7

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

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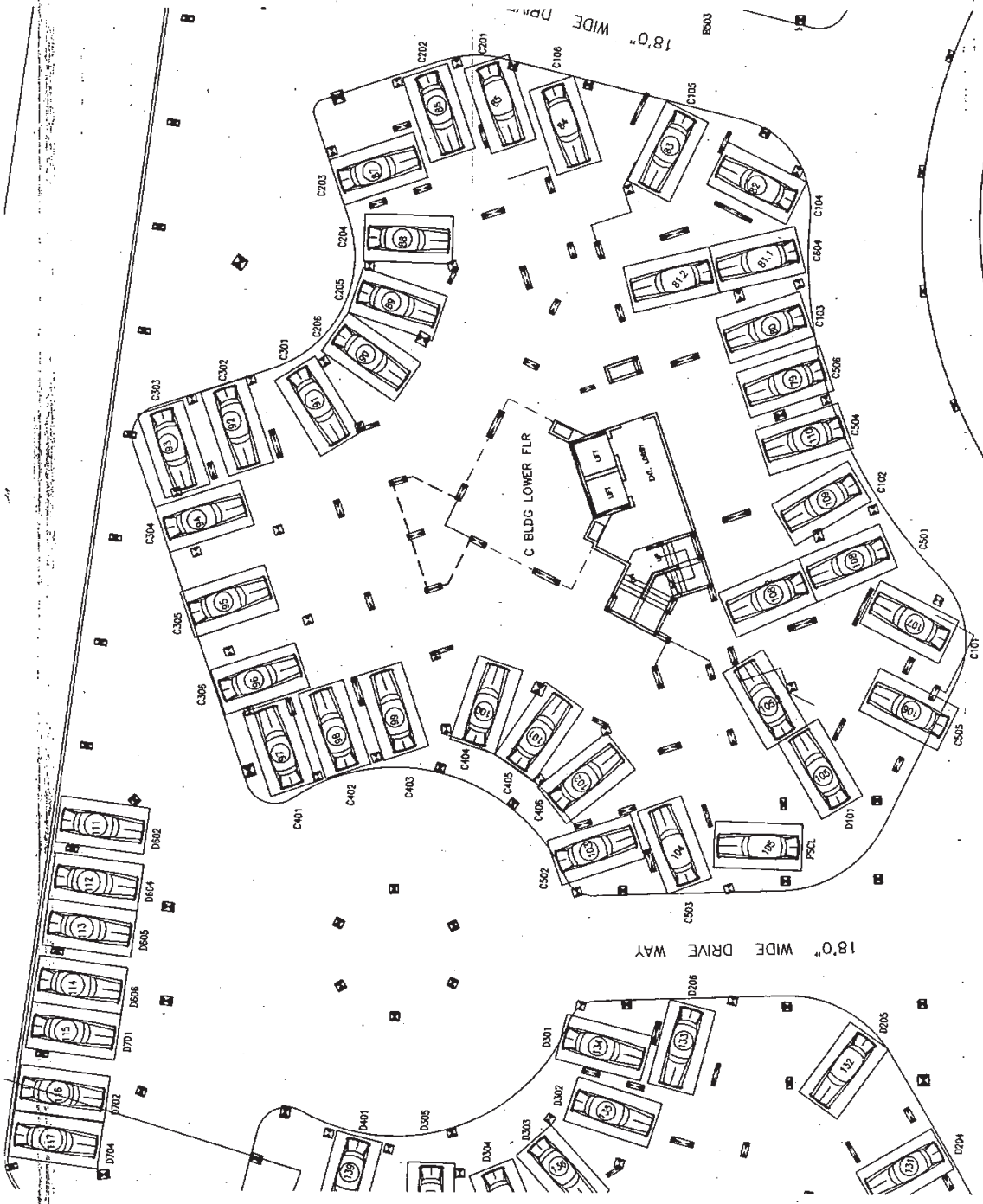


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ANNEXURE-7

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15 PUNE CITY PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर पुणे

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सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

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सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

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EXHIBIT "B"

BYE LAWS OF GLORIA APARTMENTS (PHASE – 1) BUILDING A,B C &D CONDOMINIUM

CHAPTER - I

1) Short Title and Application:

a) These Bye-laws may be called the Bye-laws of "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" condominium

b) The provisions of these Byelaws apply to the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" condominium.

All present or future owners, tenants, future tenants, or their employees, or any other person that might use the facilities of the building in any manner, are subject to the regulations set-forth in these Byelaws.

The mere acquisition or rental or taking on license of any of the family units (hereinafter referred to as 'Units') of the building or mere act of occupancy of any of the said units will signify that these bye-laws are accepted, ratified, and will be complied with.

2) Definitions:

1. In these Bye-laws, unless context required otherwise -

a) `Act' means the Maharashtra Apartment Ownership Act, 1970;

b) `Association' means the Association of all the Apartment Owners constituted by such owners for the purpose of the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium.

c) `Board' means a Board of Managers consisting of ९ persons, all of whom shall be owners of apartment in the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium.

d) `Building' means the building located at S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16), Bavdhan, Pune. and known as "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium and includes the land forming part thereof;

e) `Declaration' means the Declaration which the sole owner of the building or all the owners of the building have executed and registered as provided in Section 2 of the Act;

f) `Majority of Owners' mean those owners holding 51 percent of the votes in accordance with the percentages assigned in the Declaration.

g) `Owner' or `Apartment Owner' means the person owning an Apartment in the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium.

h) `Section' means a section of the Act.

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i) 'Unit' means a family unit in the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium.

j) 'Registrar', means the Registrar of Co-operative Societies.

2. Words and expressions used in these byelaws but not defined therein shall have the meaning respectively assigned to them in the Act.

3. Apartment Ownership:

The Building/s located at S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16), Bavdhan, Pune known as "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium are submitted to the provisions of the Act.

4. Objects of Association:

1. The objects of the Association shall be:

a) To be and to act, as the Association of apartment owners, building/s called "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium at, S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16), Bavdhan, Pune. (hereinafter called 'the said building') who have filed their respective Declarations submitting their APARTMENT to the provisions of Act.

b) To invest or deposit moneys.

c) To provide for the maintenance, repair and replacement of the common areas and facilities by contributions from the Apartment owners, and if necessary, by raising loans for that purpose.

d) To retain and rent or license if possible, suitable portions of the common areas to outsiders for commercial purposes, and to distribute the common profits left after deducting the common expenses amongst the apartment owners as common profits or accumulate the same for building up a reserve fund.

e) To provide for and do all and any of the matters provided in the sub section 2 of Section 16 of Maharashtra Apartment Ownership Act, 1970;

f) To advance, with the consent of the apartment owners any short term loan to any Apartment Owner in case of any emergent necessity, and to provide for repayment thereof in lumpsum or in installments;

g) To establish and carry on or its own account or jointly with individuals, or institutions, educational, physical, social and recreative activities for the benefit of the Apartment Owners.

h) To frame rules, with the approval of the general meetings of the Association and after consulting the competent authority and may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the Association;

i) To do all things necessary or and otherwise provide for their welfare expedient for the attainment of the objects specified in these byelaws.

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2. The Association shall not act beyond the scope of its objects without duly amending the provisions of these byelaws for the purpose.

5. Members of Associations:

1. All persons who have purchased apartments in "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium and executed respective Declarations under Section 5 submitting their Apartments to provisions of the Act shall automatically be the members of the Association, and shall pay the sum of hundred rupees as entrance fee and may purchase at least one share of the face value of Rs.250/- each. Each Apartment owner shall receive a copy of the byelaws on payment of twenty rupee

2. Upon any apartment owner selling his Apartment or absolutely conveying the same by way of gift under his will or otherwise, the Purchaser or donee shall automatically become a member of the Association, and shall be admitted as member on payment of the entrance fee of hundred rupees. The shares held by an apartment owner shall be transferred to the name of such purchaser or donee on payment of hundred rupees to the Association.

3. On the death of an apartment owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will, or to the legal representatives of his estate, in case he has not made any specific bequest of the Apartment. The name of the legatee or the names of the legal representatives jointly shall be entered in the register of Apartment owners maintained by the Secretary for the purposes of administration of the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium as apartment owner or joint apartment owners. Where any legatee is a minor, the Apartment owner shall be entitled to appoint a guardian of such minor.

6. Joint apartment owners:

Where an Apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and the shares of the Association shall be issued in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

7. Holding of one share compulsory :

Every apartment owner must hold at least one share of the Association of Rs. 250/- value (joint apartment owners will hold the shares jointly)

8. Disqualifications:

No Apartment owner shall be entitled to vote on the questions of the election of members of the Board or the President, Secretary, Treasurer or any other office bearer or be entitled to stand for election to such office if he is in arrears of any sum due from him in respect of his contributions for common expenses, for more than sixty days, on the last day of the year preceding the year in which the elections to the Board would take place.

CHAPTER - II
VOTING, QUORUM AND PROXIES

9. Voting:

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Voting shall be on a percentage basis, and the percentage of the vote to which the owner is entitled is the percentage assigned to the family unit or units in the Declaration.

10. Quorum:

Except as otherwise provided in the byelaws, the presence in person of a majority of owners shall constitute a quorum.

11. Votes to be cast in person:

Votes shall be cast in person.

CHAPTER - III

ADMINISTRATION

12. Power and duties of Association:

The Association will have the responsibility of administering the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the condominium in an efficient manner. Except as otherwise provided, resolutions of the Association shall require approval by a majority of owners, casting votes in person.

13. Place of meetings:

Meetings of the Association shall be held at suitable place convenient to the owners as may from time to time be designated by the Association.

14. Annual Meetings:

The first annual meeting of the Association shall be held within four months from the execution of the declaration. Thereafter, the annual meetings of the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium shall be held on each succeeding year. At such meeting they shall be elected by ballot of the Apartment owners a Board of Managers in accordance with the requirements of bye-law 23. The owners may also transact such other business of the Association as may properly come before them.

15. Special meetings:

It shall be the duty of the President to call a special meeting of the apartment owners as directed by a resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any officer duly authorised by him in this behalf. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice without the consent of four fifths of the owners present in person.

16. Notice of meeting:

It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each apartment owner, at least 2 but not more than 7

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days prior to such meeting. The mailing or sending of a notice in the manner provided in this byelaws shall be considered notice served. Notices of all meetings shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.

17. Adjourned meetings:

If any meeting of the owners cannot be organised because a quorum has not been attained the owners who are present may adjourn the meeting to a time not less than forty eight hours from the time the original meeting was called. If at such adjourned meeting also, no quorum is present the owners present in person being not less than two, shall form a quorum.

18. Order of business:

The order of business at all meetings of the owners of units shall be as follows:

a) Roll Call
b) Proof of notice of meeting or waiver of notice.
c) Reading of minutes of preceding meeting.
d) Reports of officers.
e) Report of the Housing Commissioner, or the Registrar or of the Officer duly authorised by them, if present.
f) Report of Committees.
g) Election of Board of Managers.
h) Unfinished business, if any.
i) New Business.

CHAPTER - IV

BOARD OF MANAGERS

19. Management of Association:

The affairs of the Association shall be governed by a Board of Managers.

20. Powers and duties of Board:

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by law or by these byelaws directed to be exercised and done by the owners.

21. Other duties:

In addition to duties imposed by these byelaws or by resolutions of the Association, the Board shall be responsible for the following, that is to say -

a) Care, upkeep and surveillance of the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium and the common areas and facilities and restricted common areas and facilities;

b) Collection of monthly assessment from the owners;

c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the "GLORIA

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SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY
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APARTMENTS (PHASE - I) BLDG. A,B,C & D" Condominium the common areas and the restricted common areas and facilities;

d) To provide for the manner in which the audit and accounts of the Association shall be carried out;

e) To inspect the accounts kept by the Secretary and/or the Treasurer, and examine the registers and accounts books and to take steps for the recovery of all sums due to the Association;

f) To sanction working expenses, count cash balance and deal with other miscellaneous business;

g) To see that cash book is written up promptly and is signed daily by one of the members of the Board authorised in this behalf;

h) To hear and deal with the complaints.

22. Manager:

The Board may employ for the Association manager at a compensation determined by the Board to perform such duties and services as the Board shall authorise including but not limited to the duties listed in byelaws No.21.

23. Election and Term of office:

At the first Annual meeting of the Association the term of office of two managers shall be fixed for three years. The term of office of two Managers shall be fixed at two years, and the term of office of One Manager shall be fixed at one year. At the expiration of the initial term of office of each respective manager, his successor shall be elected to serve a term of three years. The Managers shall hold office until their successors have been elected and hold their first meeting. (If a larger Board is contemplated, the terms of office should be established in similar manner so that they will expire in different years).

24. Vacancies:

Vacancies in the Board caused by any reason other than the removal of a Manager by vote of Association shall be filled by vote of the majority of the remaining Managers, even though they may constitute less than a quorum; and each person so elected shall be a manager until a successor is elected at the next annual meeting of the Association.

25. Removal of Managers:

At any regular or special meeting duly called any one or more of the Managers may be removed with or without cause by majority of the apartment Owners and a successor may then and there be elected to fill the vacancy thus created. Any Manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

26. Organisation Meeting:

The first meeting of a newly elected Board shall be held, within ten days of election at such place as shall be fixed by the Managers at the meeting at which such Managers were elected and no notice shall be necessary to the

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newly elected Managers in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

27. Regular Meetings:

Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of Managers but at least two such meetings shall be held during each year. Notice of regular meetings of the Board shall be given to each Manager, personally or by mail, or telegraph, at least three days prior to the day named for such meetings.

28. Special Meetings:

Special Meetings of the Board may be called by the President on three days' notice to each Manager, given personally or by mail or telegraph which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least three Managers.

29. Waiver of notice

Before or at any meeting of the Board any Manager, may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

30. Quorum:

At all meetings of the Board, one third of the total strength of the Managers shall constitute a quorum for the transaction of business, and the acts of the Managers present at a meeting at which a quorum is present shall be the acts of the Board. If, at any meeting of the Board, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice, provided there is a quorum present.

31. Fidelity Bonds:

The Board may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

CHAPTER - V
OFFICERS

32. Designation:

The Principal officers of the Association shall be a president, a Vice-President, a Secretary, and a Treasurer, all of whom shall be elected by and from the Board. The Board may appoint an Assistant Treasurer and an Assistant Secretary, and such other officers as in their judgment may be necessary. (In the case of an Association of one hundred owners or less the offices of Treasurer and Secretary may be filled by the same person).

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JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY
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33. Election Officers:

The Officers of the Association shall be elected annually by the Board at the organisation meeting of each new Board and shall hold office at the pleasure of the Board.

34. Removal of Officers

Upon an affirmative vote of a majority of the members of the Board any officer may be removed either with or without cause, and his successor elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

35. President:

The President shall be the Chief Executive Officer of the Association. He shall preside at all meetings of the Association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of President of an Association, including, but not limited to, the power to appoint committees from among the owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.

36. Vice-President:

The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board shall appoint some other member of the Board so as to act on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board.

37. Secretary:

The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board may direct, and he shall, in general, perform all the duties incidental to the office of Secretary.

38. Treasurer:

The Treasurer shall be responsible for Association funds and securities and shall also be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit, of the Association in such depositaries as may from time to time be designated by the Board.

CHAPTER - VI

OBLIGATION OF THE APARTMENT OWNERS

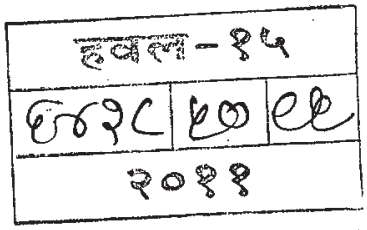
39. Assessments:

All owners are obligated to pay monthly assessments imposed by the Association to meet all expenses relating to the "GLORIA APARTMENTS

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(PHASE - I) BLDG A,B,C & D" Condominium which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazard or calamity. The assessments shall be made pro-rata according to the value of the unit owned, as, stipulated in the declaration. Such assessments shall include monthly payments to a General Operating Reserve and a Reserve Fund for Replacements.

40. Maintenance and Repair:

1. Every owner must perform promptly, all maintenance and repair work within his own unit, which if omitted would affect the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium in entirely or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

2. All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephones, air conditioner, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expense of the apartment owner concerned.

3. An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common area and facilities damaged through his fault.

41. Use of Family Units-Internal changes:

1. All units except Apartments used as shops, godowns, offices, shall be utilised for residential purpose only.

2. An owner shall not make any structural modifications or alterations in his unit or installations located therein without previously notifying the Association in writing, through the President of the Board if no Manager is employed. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification, alteration or installation.

42. Use of common areas and facilities and restricted common areas and facilities

1. An owner shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas of "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium and facilities of a similar nature both common and restricted, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.

2. The "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium shall have 8 elevators devoted to the transportation of the owners and their guests and luggage.

43. Right of Entry:

1. An owner shall grant the right of entry to the Manager or to any other person authorised by the Board or the Association in case of any emergency originating in or threatening his unit, whether the owner is present at the time or not.

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OFFICE OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY
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2. An owner shall permit other owners, or their representatives, when so required, to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services, provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

44. Rules of Conduct :

1. No resident of "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium shall post any advertisement, or posters of any kind in or on the building except as authorised by the Association.

2. Residents shall exercise extreme care about making noises or the use of musical instruments, radios, television and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the municipal sanitary byelaws or regulations.

3. It is prohibited to hang garments, rugs, etc. from the windows, balconies, or from any of the facades of the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium.

4. It is prohibited to dust rugs, etc. from the windows or to clean rugs, etc. by beating on the exterior part of the said condominium.

5. It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided, all garbage or trash shall be collected in a vessel and thrown in the municipal dustbin.

6. No owner, resident or lessee shall install wiring for electrical or telephone installation, television antennae, machines or air conditioning units etc. on the exterior of the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium or that protrude through the walls or the roof of the Condominium except as authorised by the Association.

CHAPTER - VII

FUNDS AND THEIR INVESTMENTS

45. Funds:

Funds may be raised by the Association in all or any of the following ways, namely -

a. By shares;

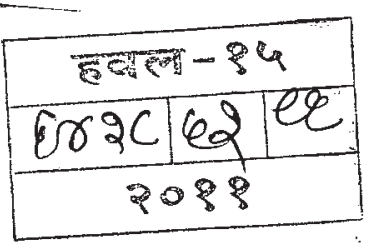
b. By contributions and donations from the Apartment owners;

c. From common profits which shall form the nucleus of the Reserve Fund.

d. By raising loans, if necessary, subject to such terms and conditions as the Associations with the approval of the Competent Authority, may determine in his behalf.

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46. Investment:

The Association may invest or deposit its funds in one or more of the following:

a. In the Central Co-operative Bank or in the State Co-operative Bank; or

b. In any of the securities specified in Section 20 of the Indian Trusts Act, 1882 or

c. In any Co-operative Bank other than those referred to in clauses (a) of this byelaw or in any banking company approved for this purpose by the Association.

47. Affiliation:

Should there by any Federation of Apartment Owners in the locality in which the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium is situated, the Association may, after consulting the Competent authority, become a member thereof, and pay the sums from time to time payable to such Federation under the rules thereof.

48. Accounts:

1. Banking account shall be opened by the Association into which all moneys received on behalf of the Association shall be paid, provided that the Secretary may retain in his personal custody an amount not exceeding Rs.100/- for petty expenses. All payments above Rs.20/- shall be made by cheques signed by the Secretary, and one members of the Board.

2. Each Apartment owner shall have a pass book in which the Secretary shall enter amounts paid to or received for his share in receipts of profits from common areas and contributions towards common expenses and his share of assessment and other dues, if any, in respect of his apartment.

3. The Association shall on or before 31st July in each year publish an audited annual financial statement in respect of the common areas and facilities containing -
   a) The Profit and loss account;
   b) The receipts and expenditure of the previous financial years; and
   c) A summary of the property and assets and liabilities of the common areas and facilities of the Association, giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at.

4. The audited financial statement shall be open to the inspection of any member of the Association during office hours and in the office of the Association and copy thereof, shall be submitted to the Competent authority not later than 15th August, every year.

5. Every financial statement shall be accompanied by a complete list of apartment owners. There shall also accompany the financial statement a similar list of Loanees. The financial statement shall state up to what date profits and expenses of common areas are included.

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JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE (वर्ग-२) सह दु.नि.हवेली क्र.१५, पुणे शहर, पुणे
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49. Publication of accounts and reports:

A copy of the last financial statement and of the report of the auditor, if any, shall be kept in a conspicuous place in the office of Association.

50. Appointment of Auditor:

The Association shall appoint at its general meeting an auditor who shall audit the accounts of the Association to be prepared by the Board as hereinbefore provided and shall examine the annual return and verify the same, with the accounts relating thereto and shall either sign the same as found by him to be correct, duly vouched and in accordance with law, or specially report to the Association in what respect he finds it incorrect, unvouched or not in accordance with law.

51. Power of Auditor:

The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER - VIII

MORTGAGES

52. Notice of Association:

An owner who mortgages his Unit, shall notify the Association through the Manager, if any, or the President of the Board in the event there is no Manager, the name and address of his mortgagee and the Association shall maintain such information in a book entitled ' Mortagees of Units'.

53. Notice of unpaid assessments:

The Association shall at the request of a mortgagee of a unit report any unpaid assessments due from the owner of such unit.

CHAPTER - IX

COMPLIANCE

54. Compliance:

These Byelaws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act, 1970. In case any of these byelaws conflict with the provisions of the said Act, it is hereby agreed and accepted that provisions of the Act will apply.

55. Seal of the Association:

The Association shall have a common seal which shall be in the custody of the Secretary, and shall be used only under the authority of a resolution of the Board and every deed of instrument to which the seal is affixed shall be

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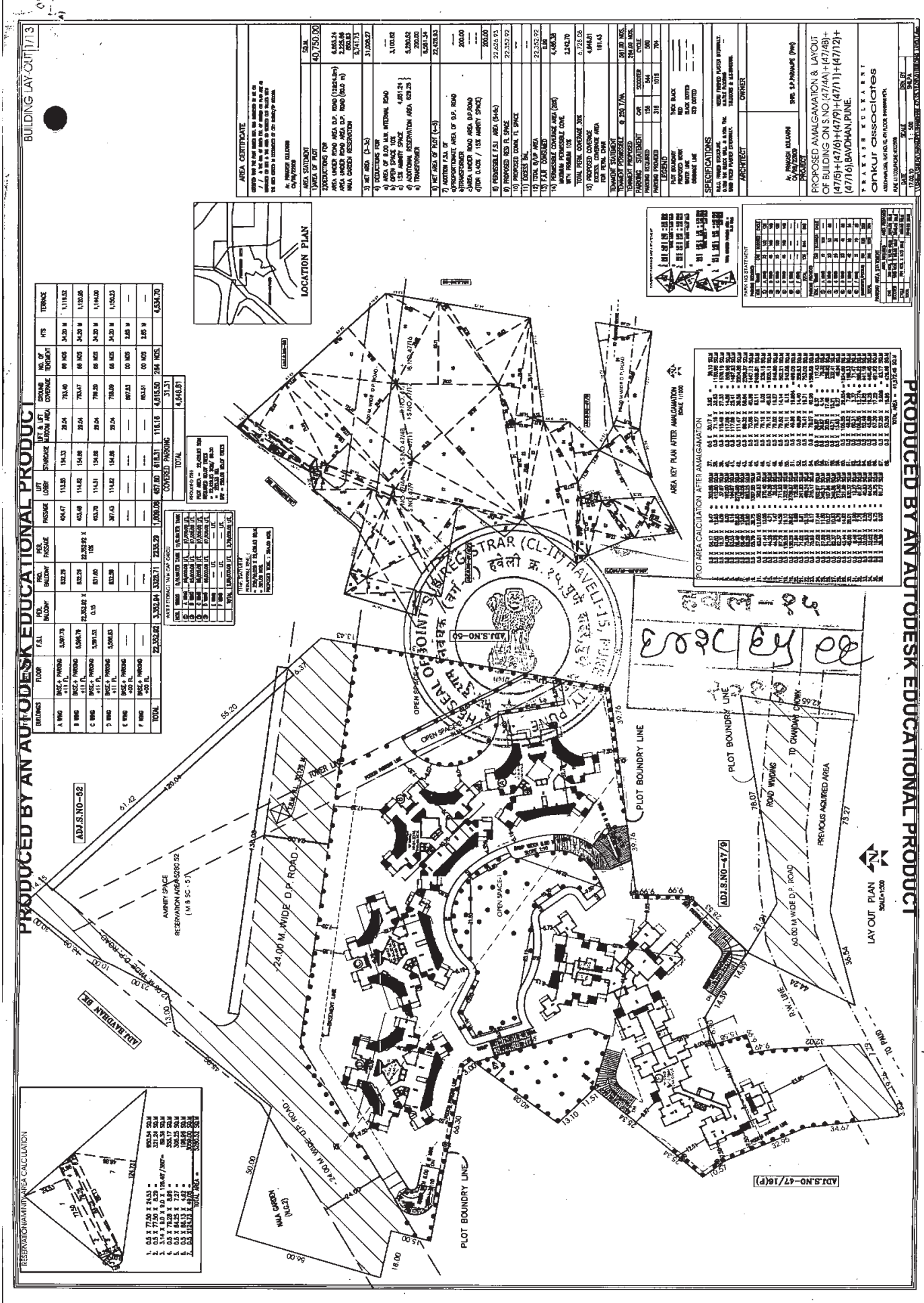
attested for or on behalf of the Association by two members of the Board and the Secretary or any other person authorised by the Association in that behalf.

CHAPTER – X

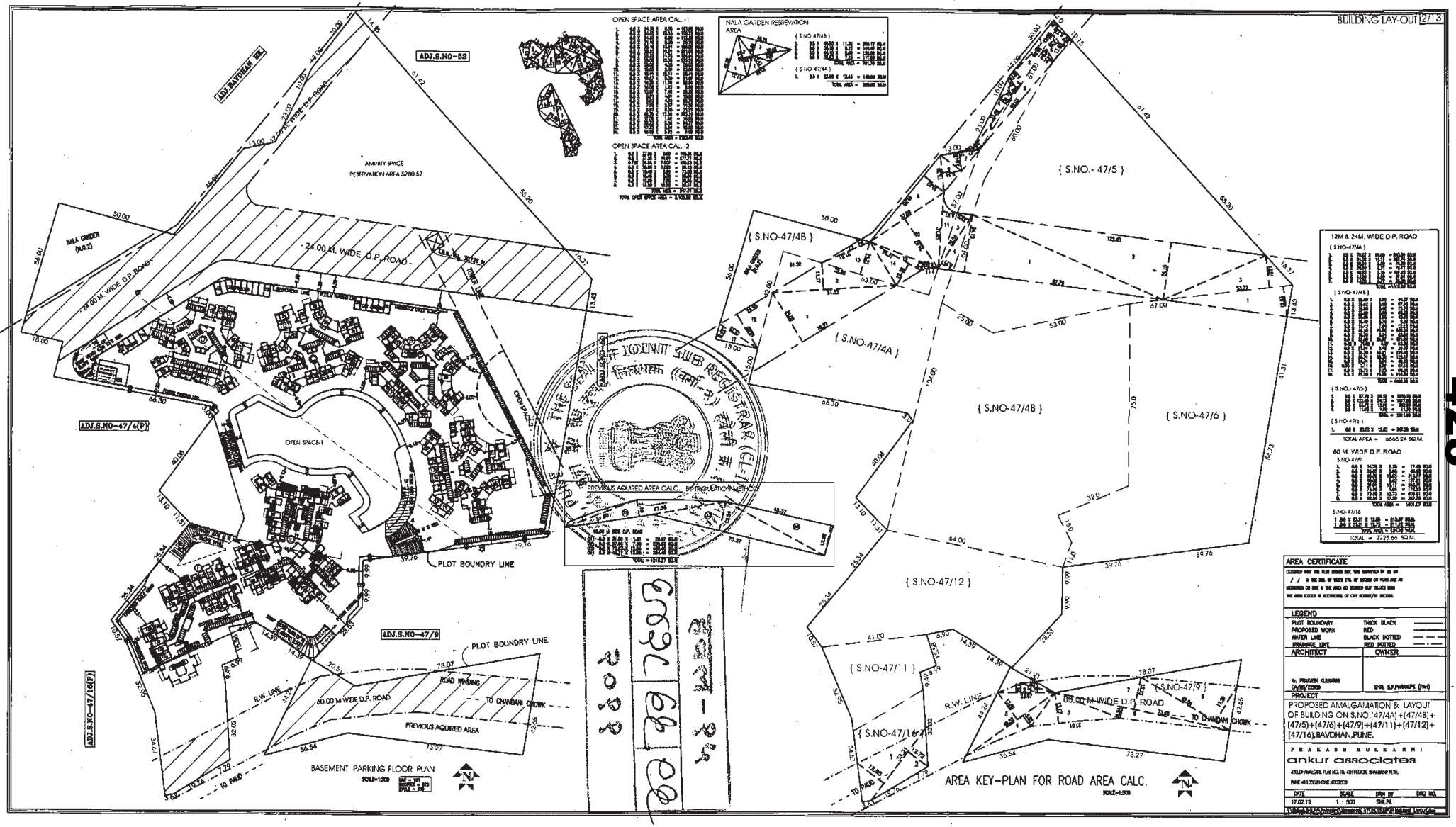
AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. Amendments of byelaws:

These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75 percent of the total value of all units in the "GLORIA APARTMENTS (PHASE - I) BLDG A,B,C & D" Condominium as shown in the Declaration.


PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
BUILDING LAY-OUT 1/13
AREA CERTIFICATE
LOCATION PLAN
LAY OUT PLAN
PLOT AREA CALCULATION AFTER AMALGAMATION
AREA KEY PLAN AFTER AMALGAMATION
RESERVATION/AMENITY AREA CALCULATION
PROPOSED AMALGAMATION & LAYOUT OF BUILDING ON S.NO.(47/4A)+(47/4B)+(47/5)+(47/6)+(47/9)+(47/11)+(47/12)+(47/16),BAVDHAN,PUNE.
ADJ.S.NO-62
ADJ.S.NO-60
ADJ.S.NO-47/9
ADJ.S.NO-47/16(P)
ADJ BAVDHAN BK
24.00 M.WIDE D.P. ROAD
60.00 M.WIDE D.P. ROAD
PLOT BOUNDRY LINE
OPEN SPACE-I
AMENITY SPACE
RESERVATION AREA 5080.52 (M & SC - 5)
NALA GARDEN (N.G.2)
TOWER LINE
PASHAN HARRIS LINE
R.W. LINE
TO CHANDANI CHOWK
TO PAUD
PREVIOUS ACQUIRED AREA
ROAD WIDENING
PROPOSED BY AN AUTODESK EDUCATIONAL PRODUCT

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2/13

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'A' WING 3/13
GLORIYA

F.S.I. STATEMENT

FLOORS	B/UP AREA	STAIRCASE	PASSAGE	LIFT LOBBY	NET AREA	LIFT AREA	LIFT M/C ROOM	PROP. BALC.	TERRACE	TENEMENT
FIRST FLOOR	573.51	14.03	38.77	10.35	512.36			75.00	115.39	08
SECOND FLOOR	573.51	14.03	38.77	10.35	512.36			75.00	135.88	08
THIRD FLOOR	573.51	14.03	38.77	10.35	512.36			75.00	115.39	08
FOURTH FLOOR	573.51	14.03	38.77	10.35	512.36			75.00	135.88	08
FIFTH FLOOR	573.51	14.03	38.77	10.35	512.36	8.77	22.27	75.00	115.39	08
SIXTH FLOOR	573.51	14.03	38.77	10.35	512.36			75.00	135.88	08
SEVENTH FLOOR	573.51	14.03	38.77	10.35	512.36			75.00	115.39	08
EIGHT FLOOR	535.33	14.03	38.77	10.35	474.18			75.00	135.88	08
NINTH FLOOR	573.51	14.03	38.77	10.35	512.36			75.00	115.39	08
TENTH FLOOR	573.51	14.03	38.77	10.35	512.36			75.00	——	08
ELEVENTH FLOOR	573.51	14.03	38.77	10.35	512.36			75.00	——	08
TOTAL	6,270.43	154.33	404.47	113.85	5597.78	8.77	22.27	832.28	1119.52	88 NOS

PASSAGE AREA CALC.

STAIRCASE AREA CALC.

LIFT LOBBY AREA CAL.

AREA KEY PLAN FOR : 1st,2nd,3rd,4th,5th,6th,7th,8th,10th & 11th FL. A-WING

WATER STORAGE TANK CAP. CALCU.

WATER REQ. IN O/H TANK
FOR RESI.
88 TENA X 135 LIT X 3 = 44,550.00 Ltrs.
FOR FIRE = 20,000.00 Ltrs.
TOTAL = 64,550.00 Ltrs.
SAY = 65,000.00 Ltrs.
U/G. TANK CAP. = 65,000.00 X 1.30
TOTAL = 97,500.00 Ltrs.

COVERAGE AREA
FIRST FLAREA + (FIRST & SECOND FL.)TERRACE
512.36 +(115.39+135.88)251.04 = 763.40 SMT

LIFT& LIFT M/C.RM. AREA CALC.

LIFT AREA :
01.85 X 01.83 X 2 = 08.77 SQ.M.
LIFT M/C. RM. AREA :
8.57 X 3.39 = 22.27 SQ.M.

PARKING STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
ABOVE 40,00 SQ.M. 2 TENA.	20	04	04
PARKING PROVIDED	CAR	SCOOTER	CYCLE
ABOVE 40,00 SQ.M. 88 TENA.	20	120	120
TOTAL 88 TENA.	20	120	120

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROVIDED
CAR	20 NOS. X 12.50 SQ.M	672.00
SCOOTER	120 NOS. X 1.50 SQ.M	360.00
CYCLE	120 NOS. X 0.75 SQ.M	90.00
TOTAL		1122.00

TERRACE STATEMENT

BALCONY STATEMENT. TYPICAL FLOOR.

PARKING FLOOR PLAN

TYPICAL1st,3rd,5th,7th,9th & 11th FLOOR PLAN

THE SEAL OF JOINT SUB REGISTRAR (GR.-3)

OWNER (P.A.)
M/s PRAKASH KULKARNI
CA/PK/22000
SHRI. S.P.PARANJPE (PNH)

PROJECT
PROPOSED BUILDING ON S. NO. (47/4A)+(47/4B)+ (47/5)+(47/6)+ (47/9)+(47/11) (47/12)+(47/16) AT RAVDHAN, PUNE.

PRAKASH KULKARNI
ankur associates
428,DNYANDEEP, PLOT NO.18, 4TH FLOOR, SHANIWAR PETH, PUNE 411030.PHONE:24432208/210

DATE	SCALE	DRN BY	184/07
17.02.10	1 = 100	SHUBHAM	

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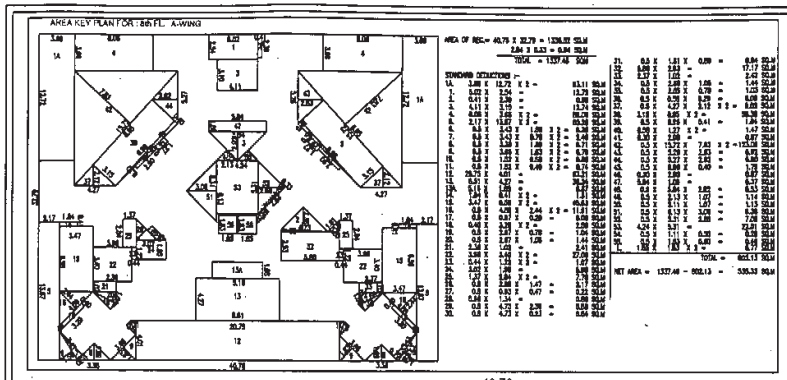
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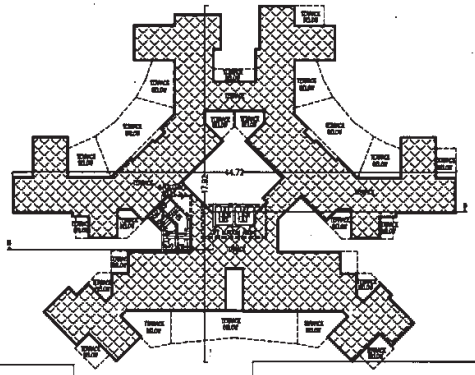
3/13

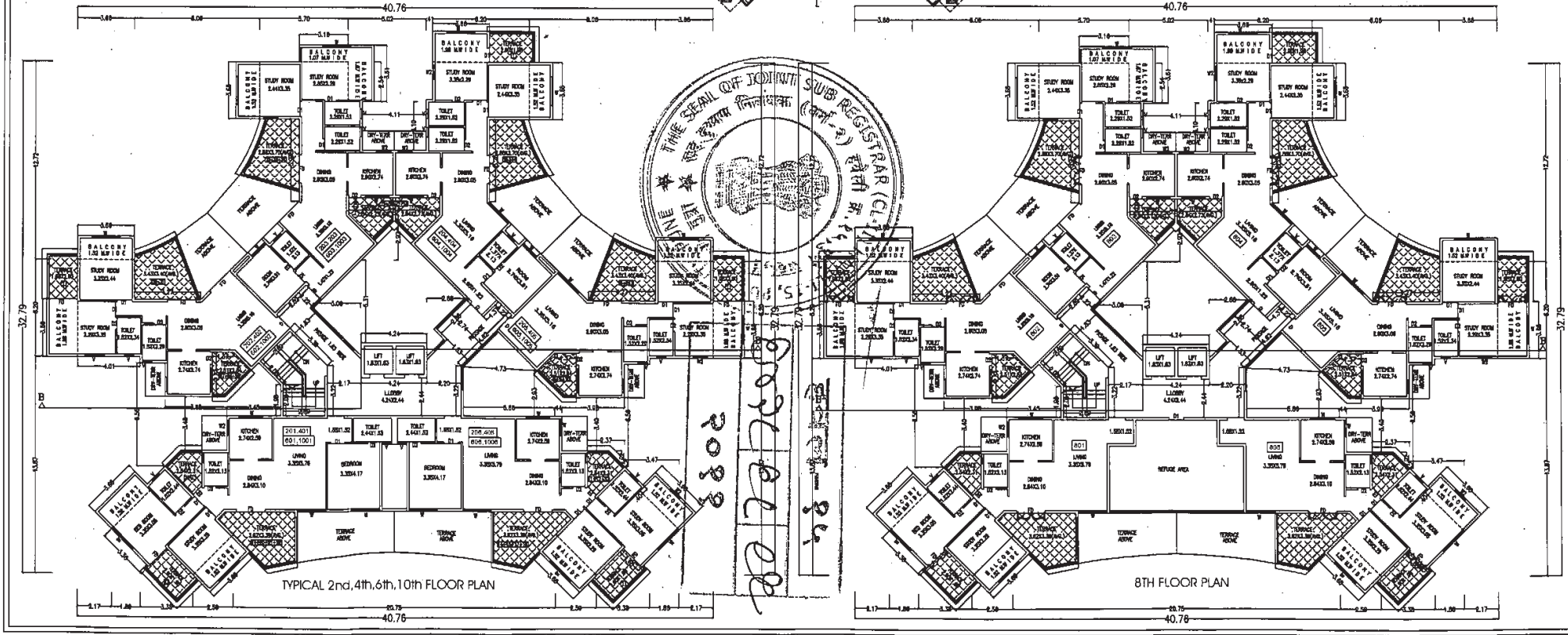
'A' WING 4/13

GLORYA

430







ARCHITECT	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI CA/90/22508	SHRI. S.P.PANWALPE (HWI)

PROJECT

PROPOSED BUILDING ON S. NO. (47/4A)+(47/4B)+ (47/5)+(47/6)+ (47/9)+(47/11) (47/12)+(47/16) AT BAVDHAN, PUNE.

PRAKASH KULKARNI
ankur associates
430,DHANKUDA, FLAT NO.10, 4TH FLOOR, DHANKAR PETH, PUNE 411030.PHONES:24330206/210

DATE	SCALE	DRN. BY
17.02.10	1 : 100	SHUBHAM

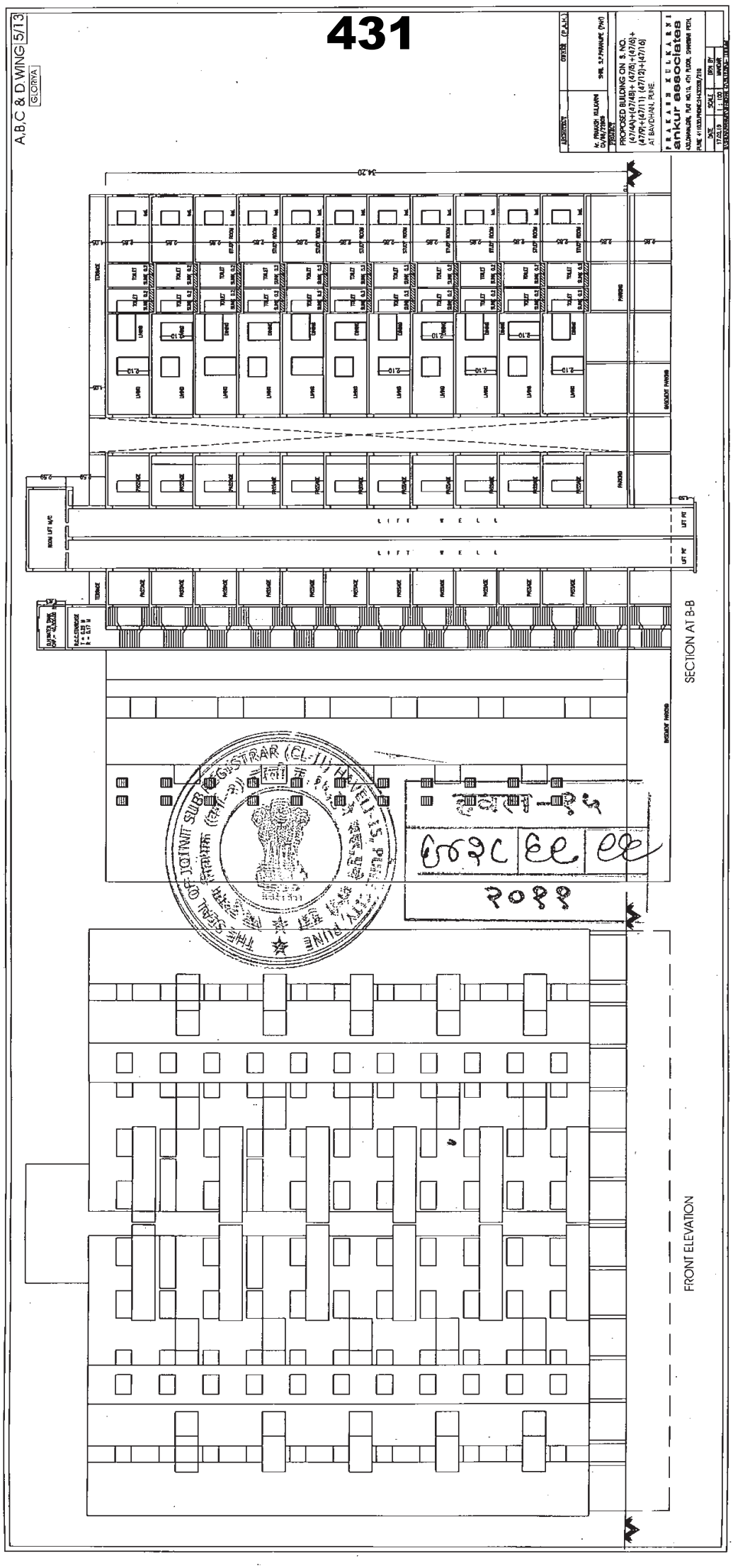
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4/13

A,B,C & D WING 5/13

GLORIYA



5/13

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

B WING 6/13
GLORIYA

F.S.I. STATEMENT

FLOORS	BUILT UP AREA	STAIRCASE	PASSAGE	LIFT LOBBY	NET AREA	LIFT M/C RM.	PROP. BALC.	TERRACE	TOTAMENT
FIRST FLOOR	573.43	14.09	38.69	15.43	513.27		75.69	116.15	00
SECOND FLOOR	573.43	14.09	38.69	15.43	513.27		75.69	135.05	00
THIRD FLOOR	573.43	14.09	38.69	15.43	513.27		75.69	116.15	00
FOURTH FLOOR	573.43	14.09	38.69	15.43	513.27		75.69	135.05	00
FIFTH FLOOR	573.43	14.09	38.69	15.43	513.27	38.77 + 23.27	75.69	116.15	00
SIXTH FLOOR	573.43	14.09	38.69	15.43	513.27		75.69	135.05	00
SEVENTH FLOOR	573.43	14.09	38.69	15.43	513.27		75.69	116.15	00
EIGHT FLOOR	535.25	14.09	38.69	15.43	474.08		75.69	135.05	00
NINTH FLOOR	573.43	14.09	38.69	15.43	513.27		75.69	116.15	00
TENTH FLOOR	573.43	14.09	38.69	15.43	513.27		75.69	------	00
ELEVENTH FLOOR	573.43	14.09	38.69	15.43	513.27		75.69	------	00
TOTAL	6,269.56	154.98	403.48	114.63	5,596.79	29.04	833.59	1,132.95	00 NOS

AREA KEY PLAN FOR TYPICAL FL.

PASSAGE AREA

STAIRCASE AREA

PARKING STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
UPTO 40.00 TO 45.00 MTS. 2 TENA. (UNDERCUT)	41	84	84
UPTO 40.00 TO 45.00 MTS. 1 TENA. (PART.)	41	84	84
UPTO 45.00 TO 120.00 MTS. 1 TENA. (PART.)	63	63	84

PARKING PROVIDED	CAR	SCOOTER	CYCLE
UPTO 40.00 TO 45.00 MTS. (N. TENA/UNDERCUT)	27	109	168
UPTO 40.00 TO 45.00 MTS. 1 TENA.	63	63	63
UPTO 45.00 TO 120.00 MTS. 1 TENA.	15	84	42
TOTAL NO. NOS.	45	140	168

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROVIDED
CAR	45 NOS. X 23.00 SQ.M.	345.00
SCOOTER	140 NOS. X 4.00 SQ.M.	560.00
CYCLE	168 NOS. X 0.75 SQ.M.	171.00
TOTAL		1076.00

WATER STORAGE TANK CAP. CALCU.

WATER REQ. IN O/H. TANK FOR FIRE:
68 TENA X 135 LIT X 5 = 44,550.00 Ltrs.
FOR FIRE = 20,000.00 Ltrs.
TOTAL = 64,550.00 Ltrs.
SAY = 65,000.00 Ltrs.
U/G. TANK CAP. = 65,000.00 X 1.50
TOTAL = 97,500.00 Ltrs.

LIFT & LIFT M/C RM. AREA CALC.

LIFT AREA :
01.85 X 01.85 X 2 = 06.77 SQ.M.
LIFT M/C RM. AREA :
8.67 X 3.39 = 29.37 SQ.M.

BALCONY STATEMENT
TYPICAL FL.

COVERAGE AREA
FIRST FLAREA + (FIRST & SECOND FL.)TERRACE
513.27 +(116.15+135.05)231.20 = 783.47 SMT

LIFT LOBBY AREA

TERRACE AREA

PARKING FLOOR PLAN

FIRST,THIRD,FIFTH,SEVENTH,NINTH & ELEVENTH FLOOR PLAN

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI 15

ARCHITECT	OWNER (P.A.)
Ar. PRAKASH KULKARNI CA/94/12999	SHRI. U.P.PANALPE (Prop.)

PROJECT
PROPOSED BUILDING ON S. NO. (47/4A)+(47/4B)+(47/5)+(47/6)+(47/9)+(47/11)+(47/12)+(47/16) AT BAVDHAN, PUNE.

PRAKASH KULKARNI
ankur associates
ARCHITECTURAL PLANNING & INTERIOR DESIGNERS
PUNE 411 030. PHONE 25433201/9210

DATE	SCALE	DRN BY
17.05.10	1 : 100	SHILPA

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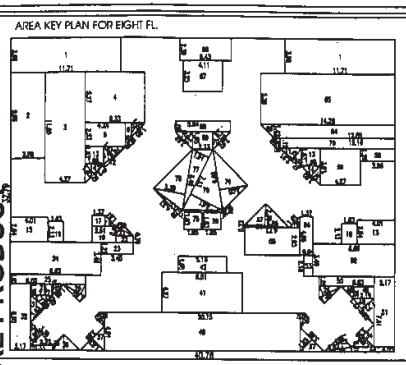
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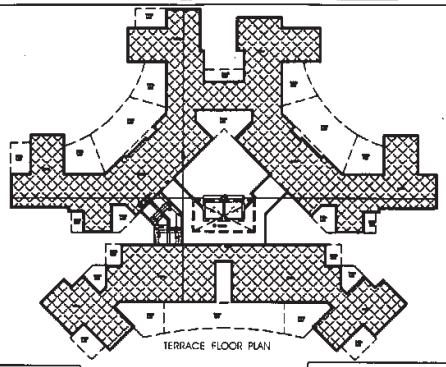
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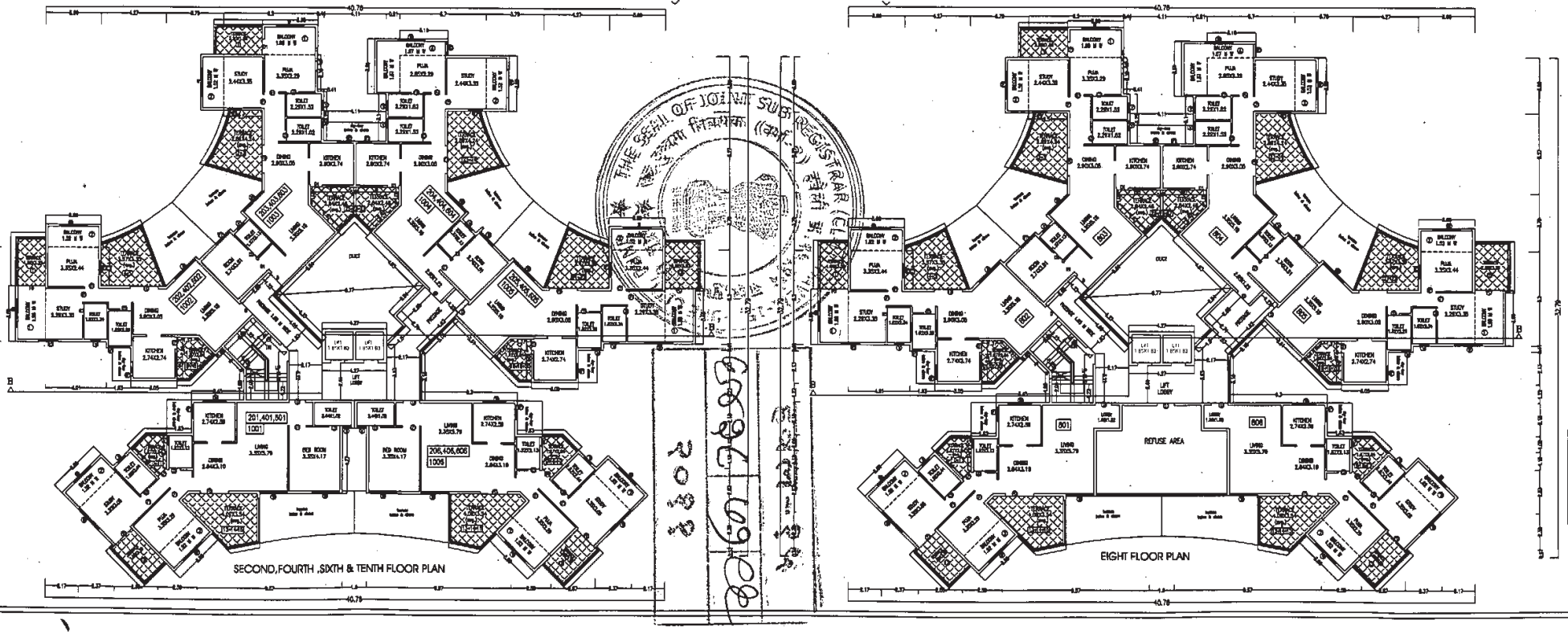
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AREA KEY PLAN FOR EIGHT FL.





TERRACE FLOOR PLAN



SECOND,FOURTH ,SIXTH & TENTH FLOOR PLAN

EIGHT FLOOR PLAN

THE SEAL OF JOINT SUB REGISTRAR (CL

ARCHITECT	OFFICER (P.A.)
Ar. PRAKASH KULKARNI CA/88/07909	SHRI. S.P.PARANJPE (PNP)

PROJECT

PROPOSED BUILDING ON S. NO. (47/4A)+(47/4B)+(47/5)+(47/6)+(47/9)+(47/11)(47/12)+(47/16) AT BAVDHAN, PUNE.

PRAKASH KULKARNI
ankur associates
430,SHIVAKRUPA, FLAT NO.10, 4TH FLOOR, BHANDARI PETH, PUNE 411030.PHONE:9423029010

DATE	SCALE	DRN. BY
17.01.19	1 : 100	SHILPA

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

C WING 8/1,3

F.S.I. STATEMENT ("C" WING)

FLOORS	B/UP AREA	STAIRCASE	PASSAGE	LIFT LOBBY	NET AREA	LIFT AREA	LIFT M/C ROOM	PROP. BALC.	TERRACE	TENAMENT
FIRST FLOOR	572.77	14.08	38.70	10.41	511.60			75.60	113.60	06
SECOND FLOOR	572.77	14.08	38.70	10.41	511.60			75.60	144.00	06
THIRD FLOOR	572.77	14.08	38.70	10.41	511.60			75.60	113.60	06
FOURTH FLOOR	572.77	14.08	38.70	10.41	511.60			75.60	144.00	06
FIFTH FLOOR	572.77	14.08	38.70	10.41	511.60			75.60	113.60	06
SIXTH FLOOR	572.77	14.08	38.70	10.41	511.60			75.60	144.00	06
SEVENTH FLOOR	572.77	14.08	38.70	10.41	511.60			75.60	113.60	06
EIGHT FLOOR	536.69	14.08	38.70	10.41	475.52			75.60	144.00	06
NINTH FLOOR	572.77	14.08	38.70	10.41	511.60			75.60	113.60	06
TENTH FLOOR	572.77	14.08	38.70	10.41	511.60			75.60	---	06
ELEVENTH FLOOR	572.77	14.08	38.70	10.41	511.60			75.60	---	06
TOTAL	6264.39	154.88	403.70	114.51	5591.52	08.77	22.27	831.60	1144.00	66 NOS

STAIRCASE AREA

TYPICAL FL.

1.	2.69 X	2.04	=	5.48 SQ.M
2.	2.69 X	2.06	=	5.54 SQ.M
3.	0.3 X	2.91 X 1.03 X 2	=	3.56 SQ.M
		TOTAL	=	14.58 SQ.M

WATER REQ. IN O/H. TANK
FOR RESI.
88 TENA X 135 LIT X 5 = 44,550.00 Ltrs.
FOR FIRE = 20,000.00 Ltrs.
TOTAL = 64,550.00 Ltrs.
SAY = 65,000.00 Ltrs.
U/G. TANK CAP. = 45,000.00 X 1.50
TOTAL = 67,500.00 Ltrs.

PASSAGE AREA STATEMENT

1.	2.17 X	3.22 X 2	=	13.97 SQ.M
2.	1.22 X	1.37	=	1.67 SQ.M
3.	2.74 X	2.88	=	7.34 SQ.M
4.	1.83 X	3.46	=	6.33 SQ.M
5.	2.88 X	1.22	=	3.38 SQ.M
6.	0.3 X	1.81 X 0.54	=	0.59 SQ.M
7.	0.3 X	2.21 X 0.41 X 2	=	0.81 SQ.M
8.	0.3 X	2.21 X 1.48	=	1.20 SQ.M
9.	0.3 X	2.91 X 1.03	=	1.14 SQ.M
		TOTAL	=	36.70 SQ.M

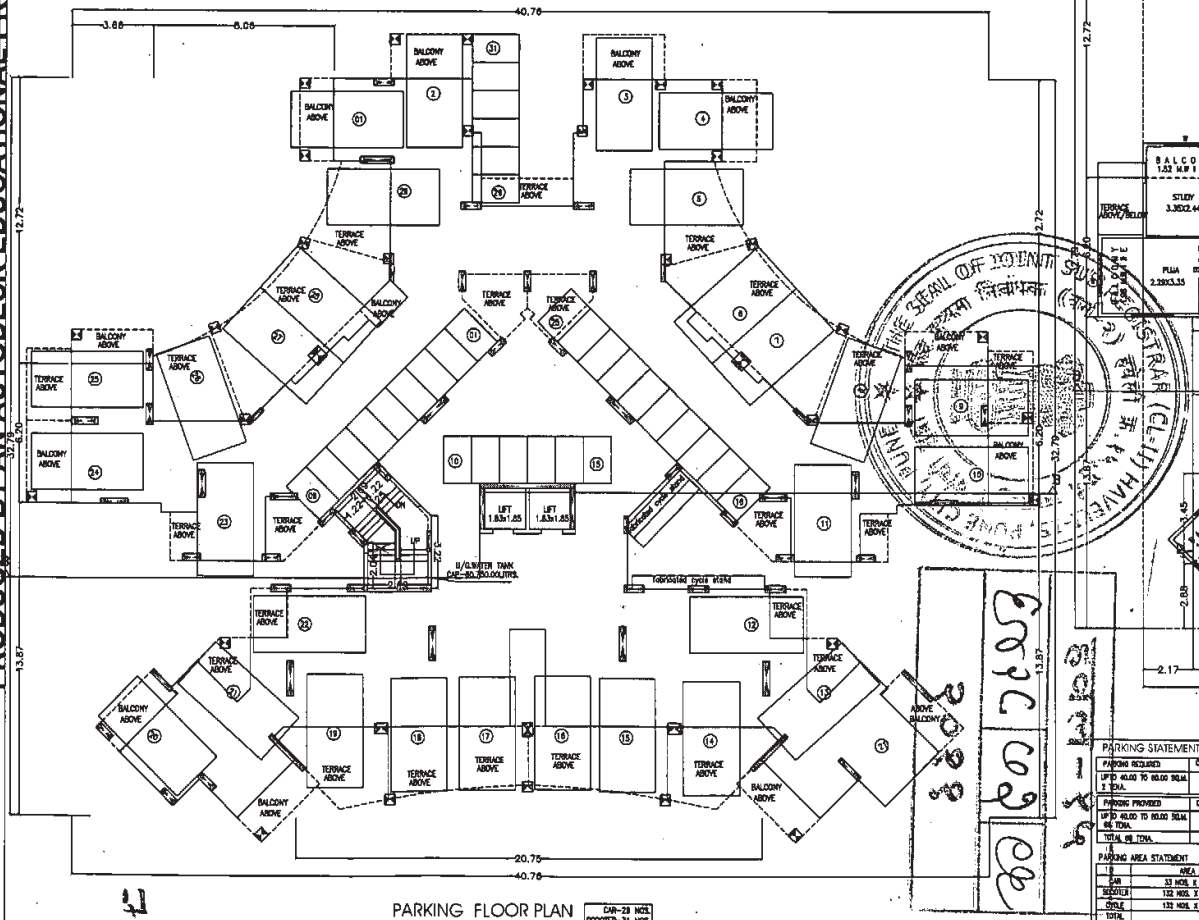
LIFT & LIFT M/C.RM. AREA CALC.

LIFT AREA :
01.85 X 01.83 X 2 = 08.77 SQ.M.
LIFT M/C. RM. AREA :
8.57 X 3.39 = 22.27 SQ.M.

BALCONY STATEMENT
TYPICAL 1st TO 11TH FLOOR PLAN
01. 1.52 X 3.66 X 8 NOS. = 44.50
02. 1.98 X 3.66 X 4 NOS. = 28.98
03. 1.93 X 1.10 = 02.12
TOTAL = 75.60

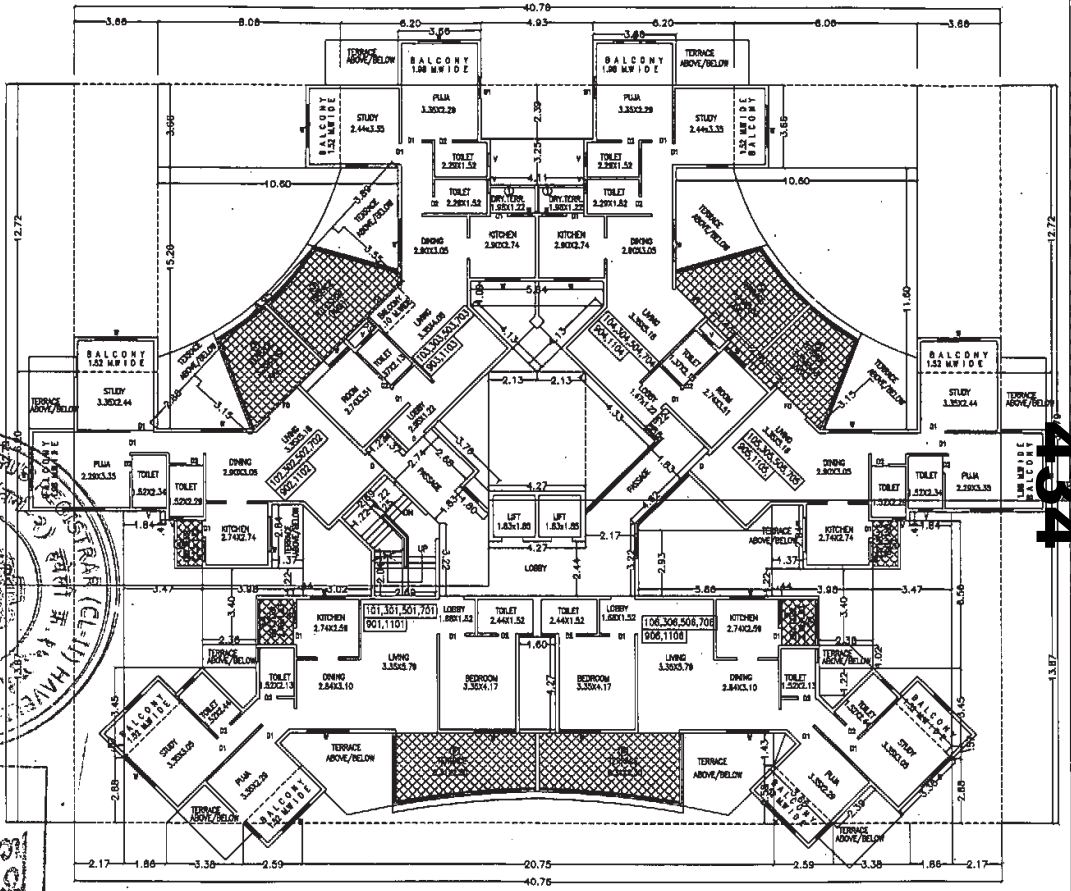
LIFT LOBBY STATEMENT
1. 2.44 X 4.27 =10.41 SQ.M

COVERAGE AREA
FIRST FLAREA + (FIRST & SECOND FL.)TERRACE
511.60 +(113.60+144.00)257.60 = 789.20 SMT



PARKING FLOOR PLAN

CAR-29 NOS.
SCOOTER-31 NOS.



TYPICAL 1st,3rd,5th,7th,9th,11th FLOOR PLAN

PARKING STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
UPTO 40.00 TO 80.00 SQ.M. 1 TENA.	01	04	04
PARKING PROVIDED	CAR	SCOOTER	CYCLE
UPTO 40.00 TO 80.00 SQ.M.	33	132	132
66 TENA.	33	132	132

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	33 NOS. X 13.00 SQ.M	412.50
SCOOTER	132 NOS. X 2.00 SQ.M	264.00
CYCLE	132 NOS. X 0.75 SQ.M	99.00
TOTAL		907.50

TERRACE AREA STATEMENT 2ND,4TH,6TH,8TH,10TH FLOOR

1ST,3RD,5TH,7TH,9TH,11TH FLOOR.

1.	4.11 X 1.22 =	5.01 SQ.M
2. A)	0.3 X 5.54 X 1.822 =	10.64 SQ.M
B)	0.3 X 5.54 X 2.167 =	10.64 SQ.M
C)	0.3 X 5.63 X 2.744 =	13.13 SQ.M
3. D)	0.3 X 6.03 X 1.92 X 2 =	11.56 SQ.M
E)	0.3 X 6.03 X 0.79 X 2 =	4.48 SQ.M
F)	0.3 X 4.84 X 3.83 X 2 =	18.86 SQ.M
4.	1.22 X 2.13 X 2 =	5.20 SQ.M
5.	1.83 X 3.18 X 2 =	7.11 SQ.M
6. A)	0.3 X 2.80 X 3 =	32.81 SQ.M
B)	0.8 X 0.83 X 4.34 X 2 =	5.81 SQ.M
NET AREA =	113.00 =	113.00 SQ.M

2ND,4TH,6TH,8TH,10TH FLOOR

1. A)	0.6 X 5.15 X 3.00 X 2 =	15.45 SQ.M
B)	0.3 X 2.84 X 1.98 X 2 =	10.28 SQ.M
2. C)	0.3 X 2.84 X 1.98 X 2 =	5.07 SQ.M
D)	0.3 X 3.48 X 1.37 X 2 =	4.77 SQ.M
E)	0.3 X 3.48 X 1.38 X 2 =	5.03 SQ.M
A)	0.3 X 5.14 X 0.52 X 2 =	12.95 SQ.M
B)	0.3 X 2.87 X 4.27 X 2 =	12.25 SQ.M
4. A)	0.3 X 1.37 X 2.09 X 2 =	3.89 SQ.M
C)	0.3 X 1.01 X 5.43 X 2 =	3.95 SQ.M
D)	0.3 X 2.88 X 0.73 X 2 =	3.26 SQ.M
5. A)	0.3 X 1.44 X 3.54 X 2 =	3.86 SQ.M
B)	0.3 X 1.20 X 3.54 X 2 =	3.82 SQ.M
C)	0.3 X 2.88 X 0.71 X 2 =	2.17 SQ.M
D)	0.3 X 4.88 X 3.10 X 2 =	14.67 SQ.M
E)	0.3 X 5.80 X 1.28 X 2 =	7.43 SQ.M
F)	0.3 X 5.80 X 0.81 X 2 =	3.54 SQ.M
7.	3.20 X 1.98 X 4 =	25.34 SQ.M
8.	3.89 X 1.98 X 2 =	10.78 SQ.M
NET AREA =		144.00 SQ.M

ARCHITECT	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI CA/88/22909	SHRI. S.P.PARANJPE (PAH)

PROJECT
PROPOSED BUILDING ON S. NO. {47/4A}P+{47/4B}P+ {47/5}+{47/6}+ {47/9}+{47/11} {47/12}+{47/16} AT BAVDHAN. PUNE.

PRAKASH KULKARNI
ankur associates
430,DHANLOBH, FLAT NO.10, 4TH FLOOR, SHANKAR PETH, PUNE 411030.PHONE:24432208/210

DATE	SCALE	DRN BY
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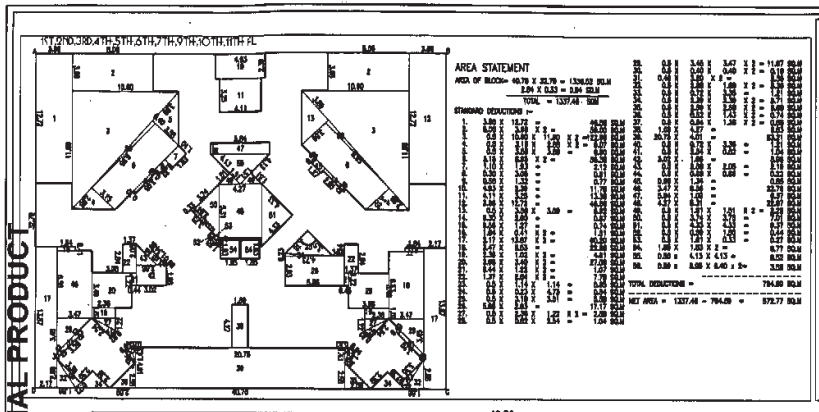
THE SEAL OF JOINT SUB REGISTRAR (CLASS-III) HAVELI NO. 13 PUNE

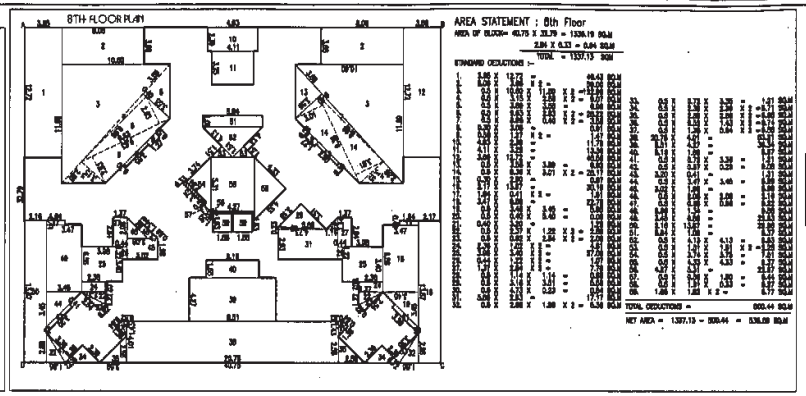
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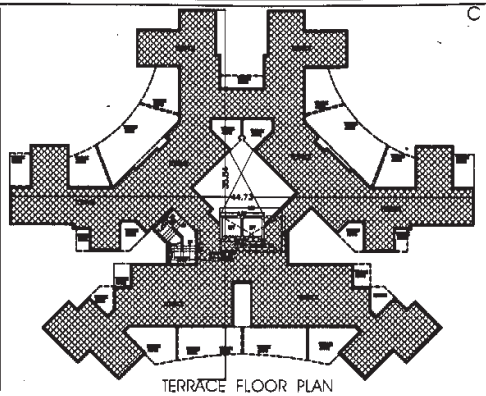
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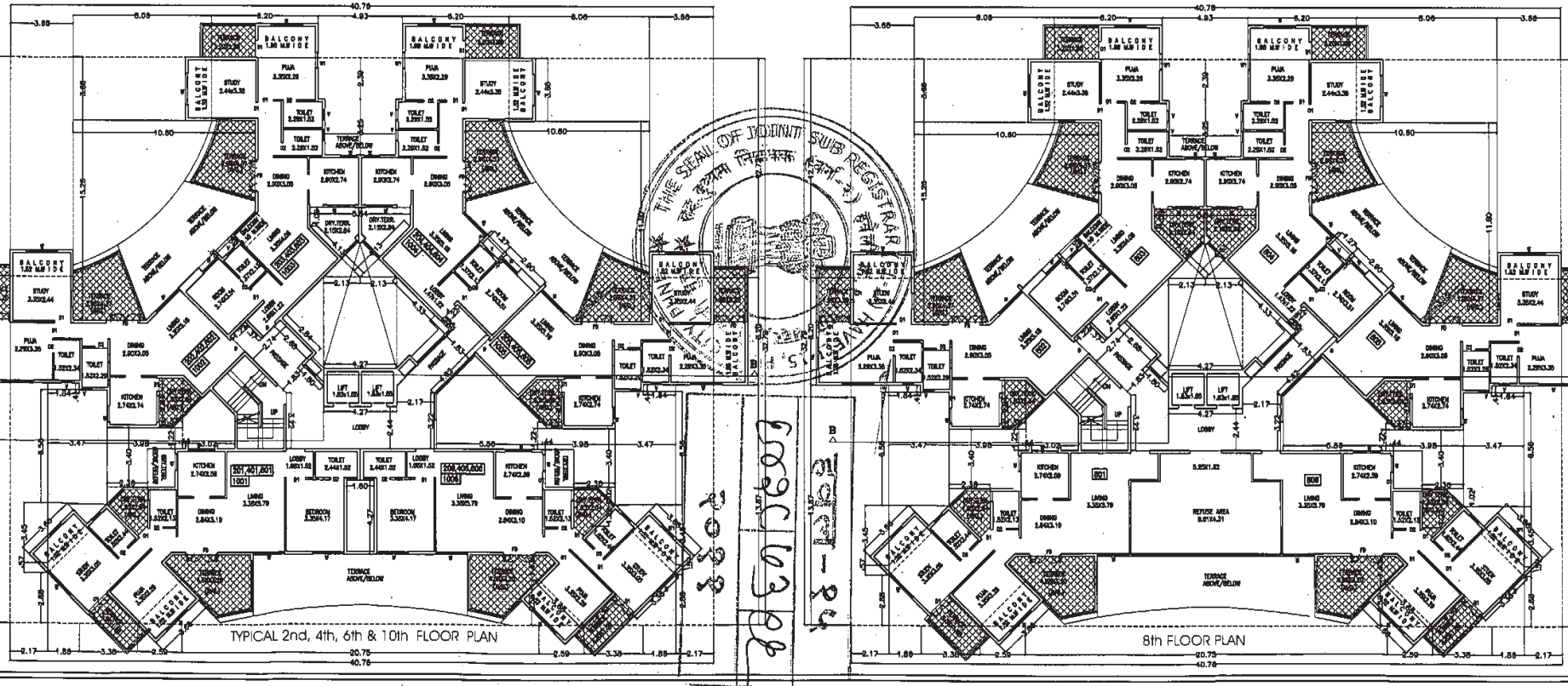
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C WING 9/13





Architect	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI C/496/2000	SHRI. S.P.PAWALPE (PW)

PROPOSED BUILDING ON S. NO. [47/4A]P+[47/4B]P+ [47/5]+[47/6]+ [47/9]+[47/11] [47/12]+[47/16] AT BAVDHAN, PUNE.

PRAKASH KULKARNI
ankur associates
430,SHANKUNJ, FLAT NO.10, 4TH FLOOR, SHANIWAR PETH, PUNE 411030.PHONE:2443328/310

DATE	SCALE	DRN BY
17.02.10	1 : 100	PRAKASH

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435

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D WING 10/13
GLORIYA

F.S.I. STATEMENT

FLOORS	BUILT AREA	STAIRCASE	PASSAGE	LIFT LOBBY	NET AREA	LIFT& LIFT M/C RM.	PROP. BALC.	TERRACE	TENANCY
FIRST FLOOR	570.16	14.08	36.13	18.42	508.57		75.00	116.19	06
SECOND FLOOR	570.16	14.08	36.13	18.42	508.57		75.00	145.27	06
THIRD FLOOR	570.16	14.08	36.13	18.42	508.57		75.00	116.19	06
FOURTH FLOOR	570.16	14.08	36.13	18.42	508.57		75.00	145.27	06
FIFTH FLOOR	570.16	14.08	36.13	18.42	508.57	08.77 + 23.27	75.00	116.19	06
SIXTH FLOOR	570.16	14.08	36.13	18.42	508.57		75.00	145.27	06
SEVENTH FLOOR	570.16	14.08	36.13	18.42	508.57		75.00	116.19	06
EIGHT FLOOR	536.74	14.08	36.13	18.42	471.13		75.00	145.27	06
NINTH FLOOR	570.16	14.08	36.13	18.42	508.57		75.00	116.19	06
TENTH FLOOR	570.16	14.08	36.13	18.42	508.57		75.00	—	06
ELEVENTH FLOOR	570.16	14.08	36.13	18.42	508.57		75.00	—	06
TOTAL	6,333.54	154.88	397.43	114.62	5,566.63	29.04	825.00	1,190.22	66 NOS

LIFT& LIFT M/C.RM. AREA CALC.

LIFT AREA :
01.85 X 01.63 X 2 = 08.77 SQ.M.
LIFT M/C. RM. AREA :
6.57 X 3.59 = 23.27 SQ.M.

BALCONY STATEMENT
TYPICAL FL.
TOTAL = 75.00 SQ.M

COVERAGE AREA
FIRST FLAREA + (FIRST & SECOND FL)TERRACE
508.57 +(119.15+142.27)/2=638.92 = 788.09 SMT

LIFT LOBBY AREA
1. 4.57 X 4.44 =18.42 SQM

AREA KEY PLAN FOR FIRST,SECOND,THIRD,FOURTH,FIFTH,SIXTH,SEVENTH,NINTH,TENTH & ELEVENTH FL.

AREA OF PLOT
40.78 X 33.79 = 1378.00 SQ.M
STANDARD DEDUCTIONS :-

TOTAL DEDUCTIONS = 798.34 SQ.M
NET AREA = 1336.62 - 798.34 = 578.19 SQ.M

PASSAGE AREA

TOTAL = 38.13 SQ.M

STAIRCASE AREA

TYPICAL FL

TOTAL =14.08 SQ.M

WATER STORAGE TANK CAP. CALCU.

WATER REQ. IN O/H. TANK
FOR RCB.
66 TENA X 135 LIT X 6 = 44,550.00 Ltrs.
FOR FIRE = 20,000.00 Ltrs.
TOTAL = 64,550.00 Ltrs.
SAY = 65,000.00 Ltrs.
U/L TANK CAP. = 45,000.00 X 1.30
TOTAL = 97,500.00 Ltrs.

PARKING STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
UPTO 45.00 TO 60.00 SQ.M. 3 TENA. (GANESHOT)	01	04	04
UPTO 60.00 TO 80.00 SQ.M. 3 TENA. (Flat).	01	04	04
UPTO 80.00 TO 100.00 SQ.M. 1 TENA (Flat).	02	02	04

PARKING PROVIDED	CAR	SCOOTER	CYCLE
UPTO 45.00 TO 60.00 SQ.M. 04 TENA.(GANESHOT)	27	108	108
UPTO 60.00 TO 80.00 SQ.M. 4 TENA.	02	08	08
UPTO 80.00 TO 100.00 SQ.M. 8 TENA.	10	24	32
TOTAL IN TENA.	40	140	148

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROVIDED
CAR	40 NOS. X 13.00 SQM	520.00
SCOOTER	140 NOS. X 3.50 SQM	490.00
CYCLE	148 NOS. X 0.75 SQM.	111.00
TOTAL		1021.00

PARKING FLOOR PLAN

FIRST,THIRD,FIFTH,SEVENTH,NINTH & ELEVENTH FLOOR PLAN

TERRACE AREA
FIRST,THIRD,FIFTH,SEVENTH,NINTH & ELEVENTH FL.

SECOND,FOURTH,SIXTH,EIGHT & TENTH FL.

TOTAL = 145.27 SQ.M.

ARCHITECT	OWNER (P.A.)
Ar. PRAKASH KULKARNI CA/94/22808	SHRI. S.P.PANVALPE (Hindu)

PROJECT
PROPOSED BUILDING ON S. NO. (47/4A)P+(47/4B)P+ (47/5)+(47/6)+(47/9)+(47/11) (47/12)+(47/16)
AT BAVDHAN, PUNE.

PRAKASH KULKARNI
ankur associates
430,SHIVAJINAGAR, PLAN NO.10, 4TH FLOOR, SHANWAR PETH, PUNE 411030.PHONE:24430022/2310

DATE	SCALE	DRN BY
17.01.13	1 : 100	BALPA

436

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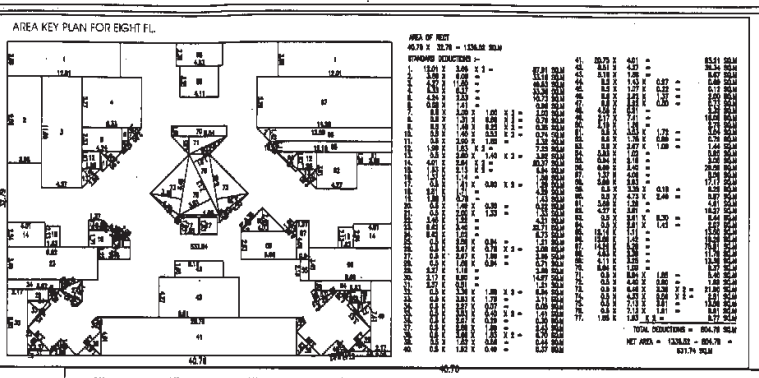
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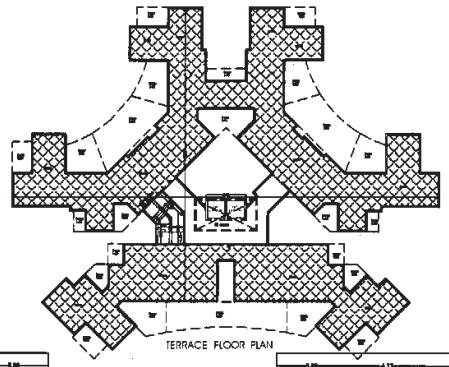
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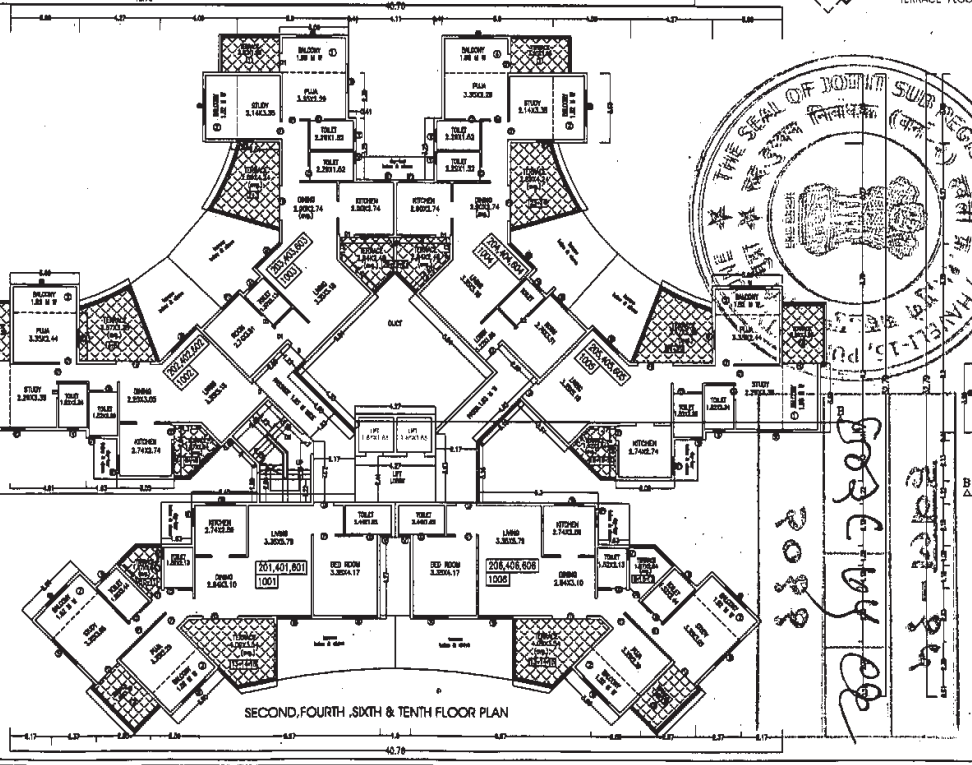
D WING 11/13
GLORIYA

AREA KEY PLAN FOR EIGHT FL.

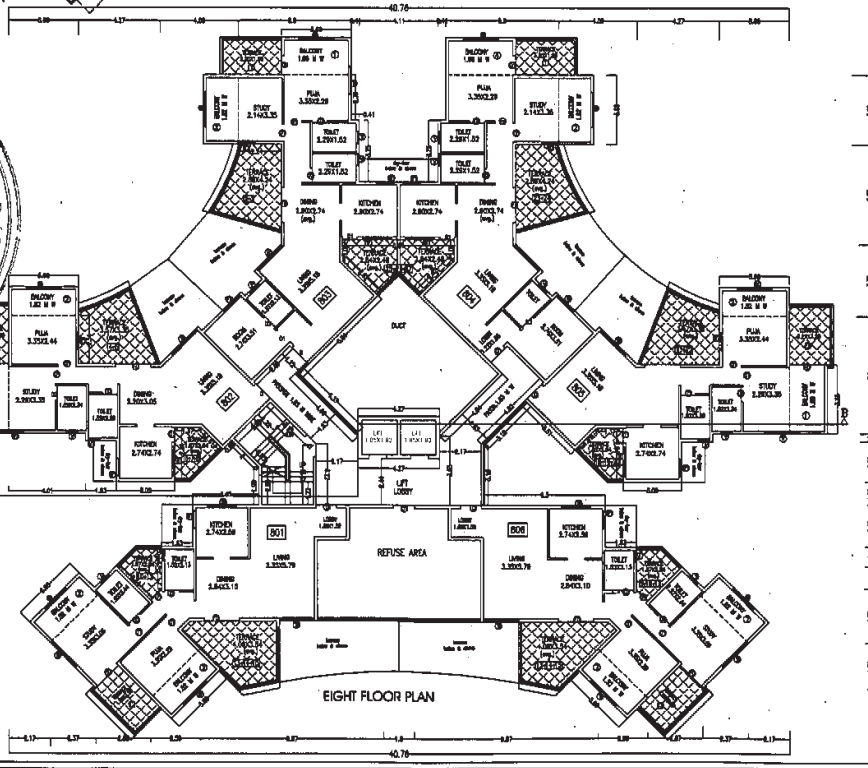




TERRACE FLOOR PLAN



SECOND,FOURTH ,SIXTH & TENTH FLOOR PLAN



EIGHT FLOOR PLAN

ARCHITECT	OWNER (P.A.)
Ar. PRAKASH KULKARNI DA/98/33908	SHRI. S.P.PATANJALPE (PVT)

PROJECT

PROPOSED BUILDING ON S. NO. (47/4A)P+(47/4B)P+ (47/5)+(47/6)+(47/9)+(47/11) (47/12)+(47/16) AT BAVDHAN, PUNE.

PRAKASH KULKARNI
ankur associates
430,DNYANDEEP, PLOT NO.10, 4TH FLOOR, SHANKAR PETH, PUNE 411030.PHONE:24433009/10

DATE	SCALE	DRN. BY
17.05.10	1 : 100	SHILPA

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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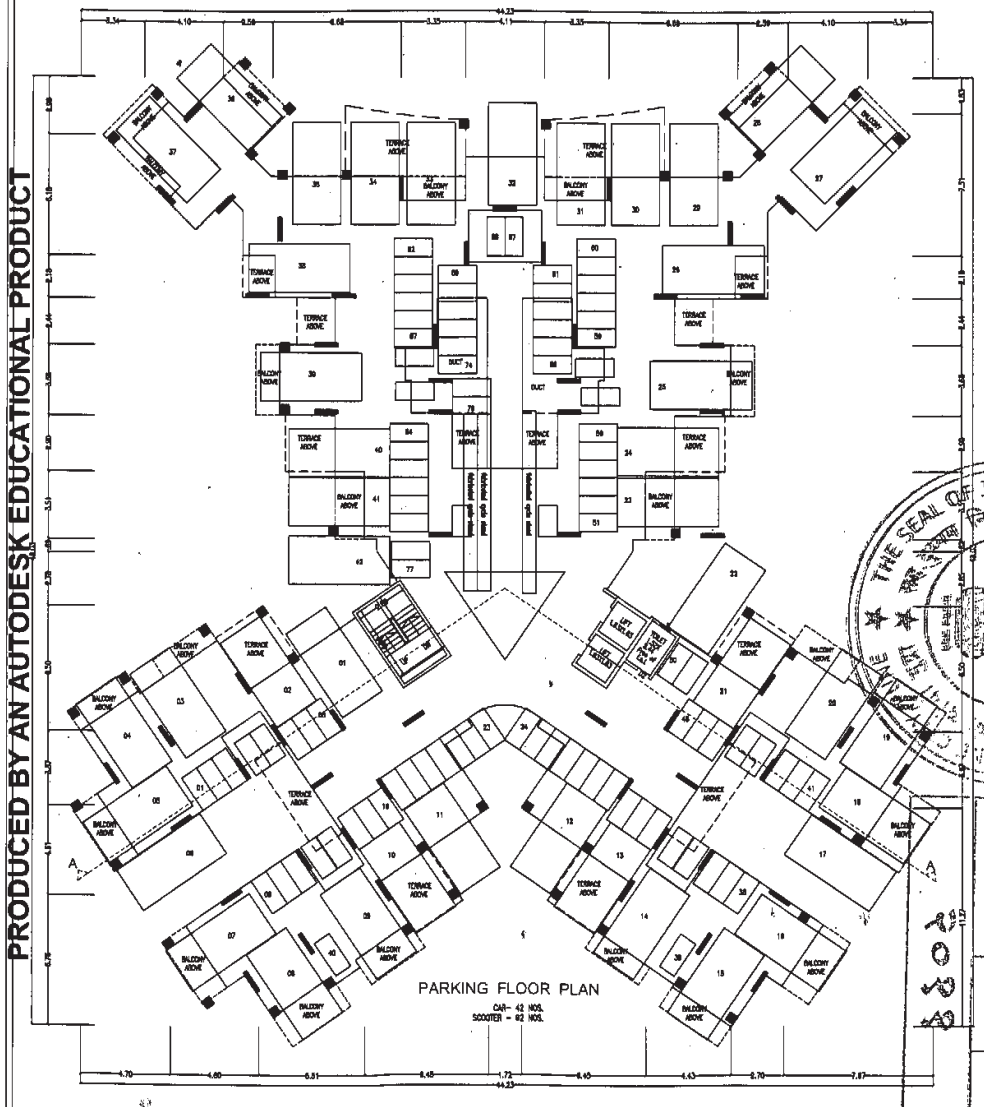
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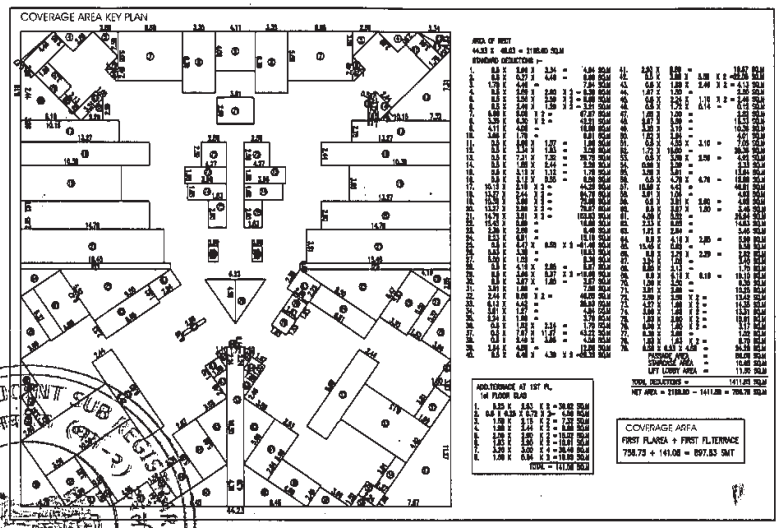
-73-

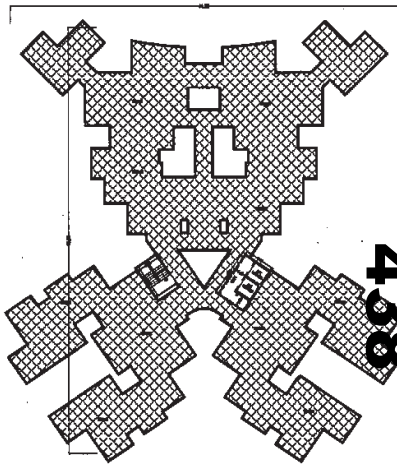
11/13

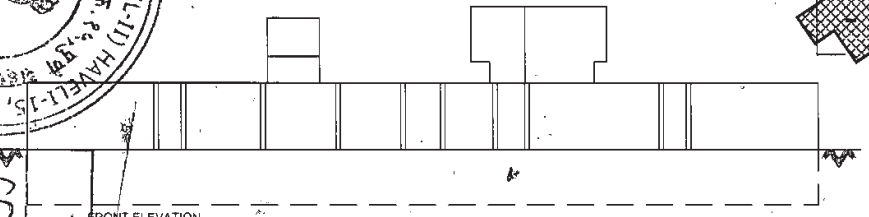
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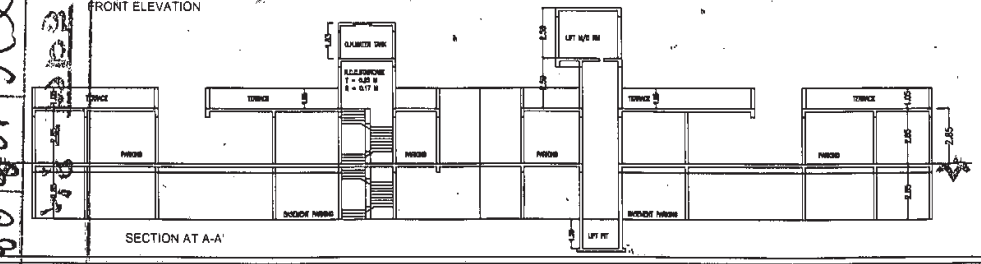
E-WING 12/13
GLORIYA











ARCHITECT
Ar. PRAKASH KULKARNI
CA/98/72909

OWNER (P.M.C.)
SHRI. S.P.PAWALPE (PMC)

PROJECT
PROPOSED BUILDING ON
S. NO. (47/4A)+(47/4B)+
(47/5)+(47/6)+(47/9)+(47/11)
(47/12)+(47/16)
AT BAVDHAN, PUNE.

PRAKASH KULKARNI
ankur associates
430, DNYANASHRI, PLAT NO.10, 4TH FLOOR, BHANDARI PETH,
PUNE 411 030. PHONE: 24480009/310

DATE	SCALE	DRN. BY
17.02.10	1 : 100	MANDAR

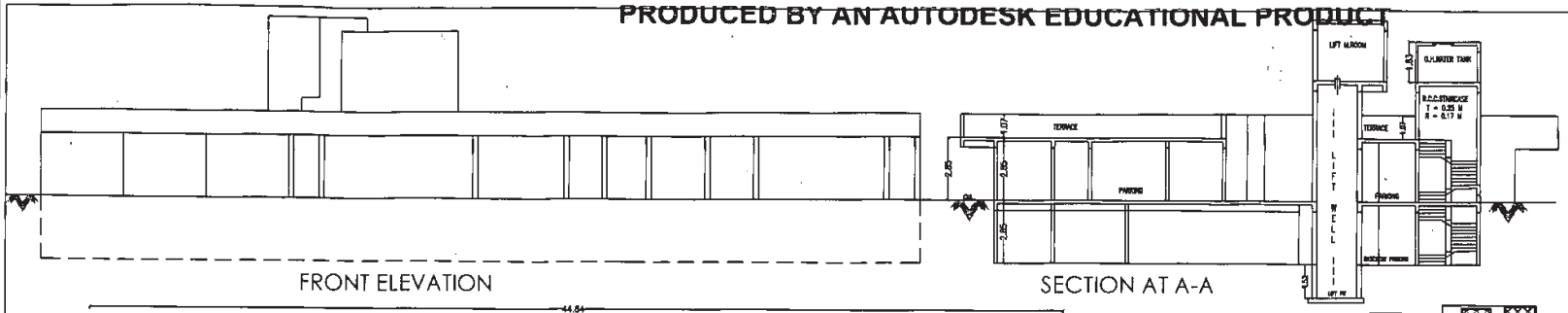
438

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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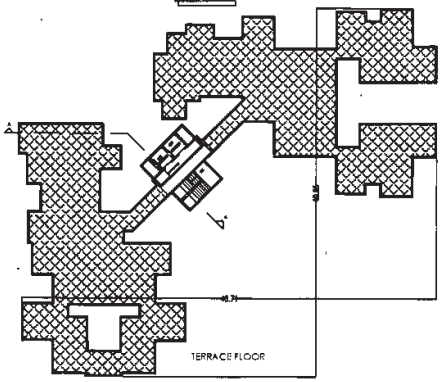
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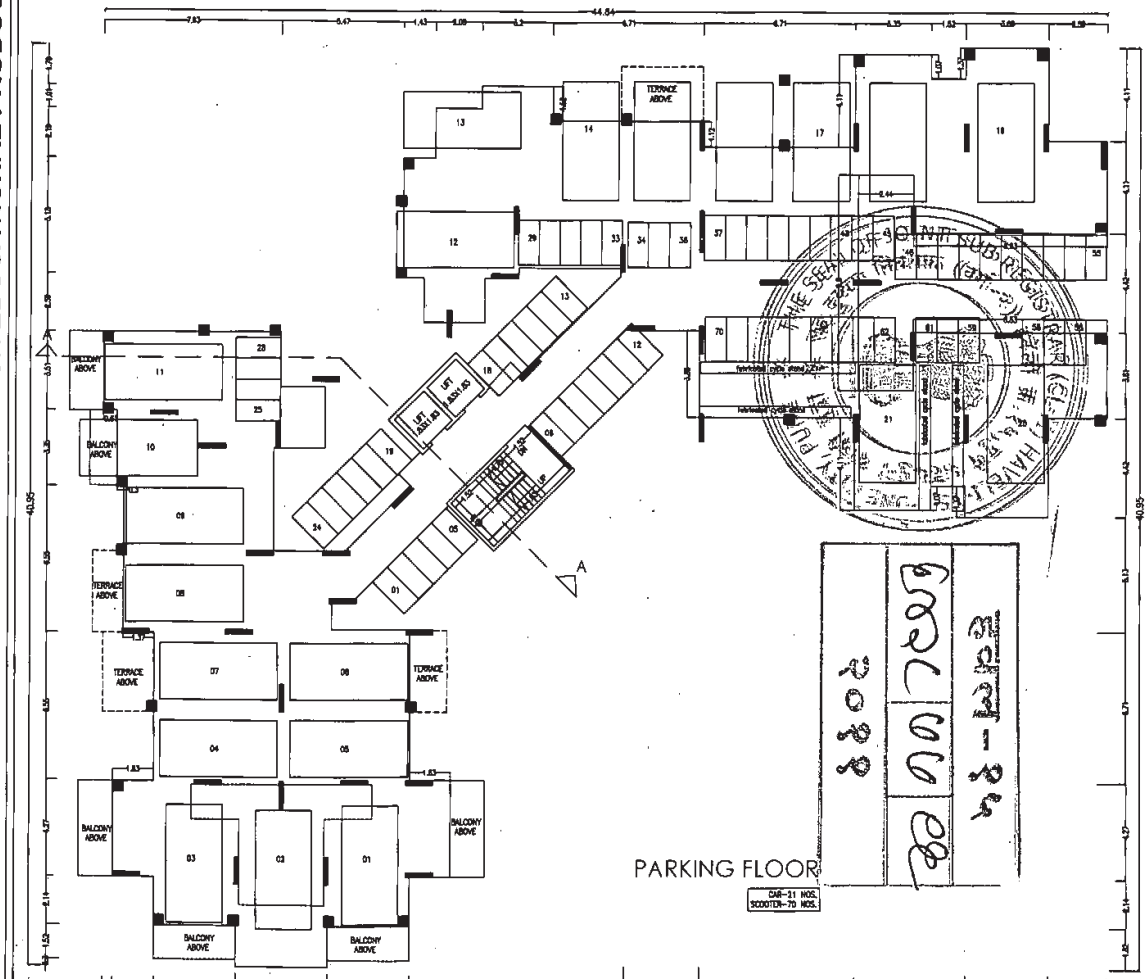
F' WING 13/13
GLORIYA



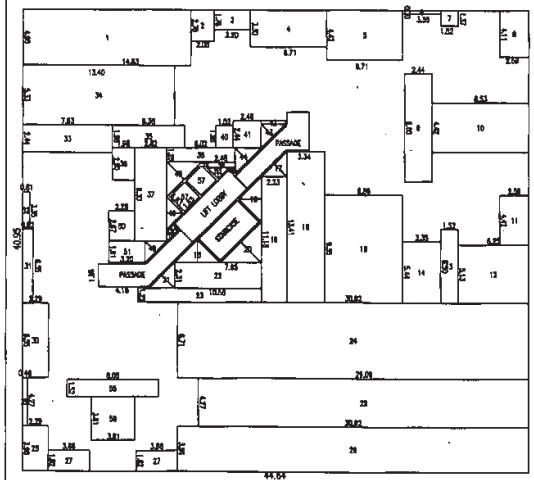
FRONT ELEVATION

SECTION AT A-A





COVERAGE AREA KEY PLAN



AREA OF REC.
44.84 X 40.95 = 1825.01 SQ.M
STANDARD DEDUCTIONS :-

1.	14.83	X	6.98	=		73.86 SQ.M
2.	2.06	X	2.78	=		5.78 SQ.M
3.	3.20	X	1.76	=		5.70 SQ.M
4.	6.71	X	3.30	=		22.14 SQ.M
5.	8.71	X	4.42	=		29.88 SQ.M
6.	3.30	X	3.30	=		1.00 SQ.M
7.	1.83	X	1.37	=		2.08 SQ.M
8.	2.54	X	4.11	=		10.84 SQ.M
9.	2.46	X	9.60	=		23.62 SQ.M
10.	8.53	X	4.42	=		37.70 SQ.M
11.	2.58	X	4.42	=		11.43 SQ.M
12.	8.03	X	5.13	=		32.08 SQ.M
13.	1.22	X	0.56	=		0.68 SQ.M
14.	3.33	X	0.44	=		10.32 SQ.M
15.	0.68	X	0.56	=		65.51 SQ.M
16.	3.34	X	13.41	=		44.79 SQ.M
17.	0.3	X	3.15	X	1.56	= 2.49 SQ.M
18.	0.3	X	4.03	X	2.01	X 2 = 8.05 SQ.M
19.	2.33	X	11.18	=		34.43 SQ.M
20.	0.3	X	3.13	X	2.57	= 2.58 SQ.M
21.	0.3	X	3.37	X	1.94	= 2.68 SQ.M
22.	7.60	X	2.31	=		17.87 SQ.M
23.	10.69	X	1.26	=		13.27 SQ.M
24.	30.80	X	8.71	=		207.42 SQ.M
25.	28.08	X	4.27	=		124.21 SQ.M
26.	30.80	X	5.88	=		152.64 SQ.M
27.	3.88	X	1.83	X 2 =		13.32 SQ.M
28.	2.29	X	3.98	=		8.07 SQ.M
29.	0.48	X	4.27	=		1.98 SQ.M
30.	2.20	X	8.55	=		18.01 SQ.M
31.	2.20	X	3.33	=		6.03 SQ.M
32.	0.61	X	3.35	=		2.04 SQ.M
33.	7.93	X	2.64	=		19.35 SQ.M
34.	13.40	X	5.33	=		71.42 SQ.M
35.	6.30	X	1.98	=		12.63 SQ.M
36.	1.80	X	2.95	=		5.74 SQ.M
37.	2.82	X	8.50	=		23.41 SQ.M
38.	6.02	X	1.28	=		7.71 SQ.M
39.	2.48	X	0.47	=		1.17 SQ.M
40.	1.52	X	1.98	=		3.01 SQ.M
41.	2.40	X	2.44	=		6.00 SQ.M
42.	2.11	X	0.32	=		0.68 SQ.M
43.	0.3	X	8.98	X	1.69	= 2.23 SQ.M
44.	0.3	X	3.14	X	1.62	= 2.82 SQ.M
45.	0.3	X	4.34	X	2.17	= 4.71 SQ.M
46.	0.3	X	2.26	X	1.44	= 2.15 SQ.M
47.	0.3	X	1.03	X	0.54	= 0.57 SQ.M
48.	0.3	X	1.42	X	0.71	= 0.50 SQ.M
49.	0.3	X	2.70	X	1.35	= 1.62 SQ.M
50.	3.28	X	2.67	=		8.09 SQ.M
51.	3.20	X	1.91	=		6.11 SQ.M
52.	0.3	X	0.68	X	0.33	= 0.11 SQ.M
53.	0.3	X	1.84	X	0.67	= 0.94 SQ.M
54.	0.3	X	1.83	X	0.56	= 0.76 SQ.M
55.	8.08	X	1.52	=		12.25 SQ.M
56.	3.81	X	3.81	=		14.52 SQ.M
57.	1.83	X	1.83	X 2 =		6.70 SQ.M

PASSAGE AREA = 31.31 SQ.M
STAIRCASE AREA = 12.88 SQ.M
LIFT LOBBY AREA = 15.53 SQ.M
TOTAL DEDUCTIONS = 124.14 SQ.M

NET AREA = 1825.01 - 1243.14 = 584.87 SQ.M

584.87 +65.64 = 653.51 SMT

ADD.TERRACE AT 1ST FLSLAB

1.	3.68	X	2.14	=	7.83 SQ.M
2.	3.81	X	2.90	=	11.05 SQ.M
3.	5.64	X	1.59	X 2 =	18.55 SQ.M
4.	3.58	X	3.20	=	11.46 SQ.M
5.	1.53	X	3.68	=	5.66 SQ.M
6.	2.52	X	3.51	=	8.85 SQ.M
7.	1.79	X	3.61	=	6.46 SQ.M
			TOTAL	=	69.84 SQ.M

ARCHITECT	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI CA/88/22908	SHRI. S.P.PARANJPE (PAH)

PROJECT

PROPOSED BUILDING ON S. NO. (47/4A)P+(47/4B)P+ (47/5)+(47/6)+(47/8)+(47/9)+(47/10) (47/12)+(47/19)
AT BAVDHAN, PUNE.

PRAKASH KULKARNI
ankur associates
430,DNYANKUNJ, FLAT NO.10, 4TH FLOOR, SHANKAR PETH, PUNE 411030.PHONE:24430208/210

DATE	SCALE	DRN BY	184/07
17.02.10	1 : 100	MANOHAR	

\\SHARA\SHARA\ANKUR\GHANSHAM KYDEL\13GLORY — 10.DWG

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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श्रीनिवास अनंत देशपांडे

Original
नोंदणी 39 II.
Regn. 39 M

Saturday, June 16, 2007
4:45:18 PM

पावती

पावती क्र.: 4751

दिनांक 16/06/2007

गावाचे नाव बावधन खुर्द

दस्तऐवजाचा अनुक्रमांक हवल4 - 04730 - 2007

दस्ता ऐवजाचा प्रकार मुखत्यारपत्र

सादर करणाराचे नाव: श्रीनिवास अनंत देशपांडे

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (9)	:-	180.00
एकूण	रु.	280.00

आपणास हा दस्त अंदाजे 4:59PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. ४ पुणे

बाजार मुल्य: 0 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 100 रु.

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI NO. 4 PUNE

हवल - १५
७०२८ | ७८ | ८८
२०२२

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

AL 333454

Sr. No. १७२७ Dt. 24 MAY 2007

Price Rs. २००/-

Issued to श्रुती ट्रान्स इन्फ्रा प्रा.लि.

Address पुणे ४.

Through सुधीर वर्तक, Mrs. R. H. Limaye Pune-2. Licence No. HVL-1/193

17 MAY 2007

POWER OF ATTORNEY

This POWER OF ATTORNEY is executed here at Pune, on this 16th day of June month of the year 2007,

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवेली क्र. - ४

१७२७ | १ | ७

२००७

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15 PUNE

हवेली-१५

६०३८ | ७८ | ८६

२०१२

-77-



दस्त - ४
१२७३० | २ | ९
२००७

(1) **SHRUTI TIE-UP PVT. LTD.**, a company registered and incorporated under The Companies Act, 1956, having its registered office at P-17/A, Ashutosh Choudhary Avenue, Kolkata: 700 019, through one of its duly authorised present Director Dilip S. Damle, age 47 years, Occupation: Chartered Accountant residing at 50D/1, Purnadas Road, Kolkata: 700 029, hereinafter referred to as the "**EXECUTANT NO. 1**", (2) **DILIP S. DAMLE**, age 47 years, Occupation: Chartered Accountant residing at 50D/1, Purnadas Road, Kolkata: 700 029, hereinafter referred to as the "**EXECUTANT NO. 2**", and both the Executants hereinafter collectively referred to as the "**EXECUTANTS**",

W H E R E A S,

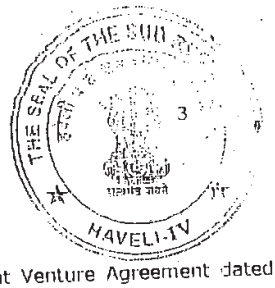
a. the Executant No. 1 has acquired exclusive development rights in respect of all that pieces and parcels of land situated at Village Bawadhan (Kh), Taluka Mulshi, District Pune as given in table below and more particularly described in the SCHEDULE written hereunder and hereinafter for sake of brevity referred to as the "**SAID PROPERTY**", and the Executant is seized, possessed and otherwise sufficiently entitled to the said Property,

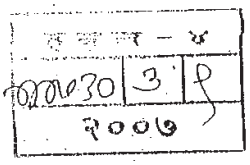
b. that the Executant No. 1 has acquired the above said development rights in respect of the said Property (serial number wise) from its owners (said "**OWNERS**") vide duly registered various development agreements and subsequent Powers of Attorney,

c. the Executant No. 2 who is one of the directors of the Executant No. 1, holds Power of Attorney of the said Owners on behalf of the Executant No. 1 to carry out all the development activities and to effectuate the final conveyance in favour of ultimate purchasers,



दस्त - १५
६४२८ | ८० | ९६
२०११





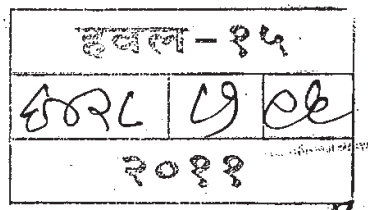
d. as per the Joint Venture Agreement dated 12.12.2006 registered at the office of Joint Sub-Registrar Haveli No. 4, Pune, on the same day at Sr. No. 8388/06, and subsequent Supplementary Joint Venture Agreement dated 30/03/2007, duly registered at the office of Joint Sub-Registrar Haveli No. 4, Pune, on the same day, at Sr. No. 2640/07, (collectively said "**JOINT VENTURE AGREEMENT**") the No. 1 of the Executant and Paranjape Schemes (Construction) Limited, a company duly incorporated under Indian Companies Act, 1956 having its office at PSC House, CTS No. 111+111/2, Anand Colony, Off Prabhat Road, Pune: 411 004 ("**P.S.C.L.**") agreed to develop the said Property jointly on the terms and conditions mentioned therein by constructing thereon a residential housing project called 'Gloria' (said "**PROJECT**",)

e. after obtaining necessary permissions and sanctions the development work of the project is commenced already and now it is necessary to start executing and registering agreements to sell the flats to be constructed in the said project,

f. the No. 1 of the Executants now shall be required to execute and register documents *inter alia* such as the agreements to sell the flats in the said Project, subsequent deeds of corrections, deeds of cancellation, consent deeds, declarations, affidavits et cetera pertaining to the said agreements to sell the said flats; on behalf of the No. 1 of the Executants (said "**DOCUMENTS**"), and the No. 2 is duly authorised to execute and register the said Documents on behalf of the No. 1 of the Executant,.

g. the Executant No. 2, because of his busy working schedule and other pressing engagements at Kolkatta, is not in a position to be present at Pune in the concerned Sub-Registrar's office for the registration of the said Documents, hence, the Executant, decided to appoint **MR. SHRINIVAS ANANT DESHPANDE,** age: 36 years, occupation: self employed , residing at: B22, Rahul Park, Near Shikshak Nagar, Paud Road, Pune – 411 038, (hereinafter referred to as "the said "**ATTORNEY**") for and on behalf of and in the name of the Executants,





-79-

conferring upon him the powers, authorities and descriptions hereinafter mentioned,

h. for the reasons stated above the Executants have executed this Power of Attorney:

NOW THIS POWER OF ATTORNEY WITNESSETH:

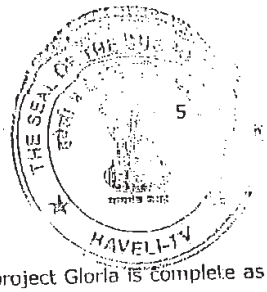
I. The Executants do hereby, for the reasons stated hereinabove, hereby appoints, nominates and constitutes **MR. SHRINIVAS ANANT DESHPANDE,** age: 36 years, occupation: self employed , residing at: B22, Rahul Park, Near Shikshak Nagar, Paud Road, Pune – 411 038, (hereinafter referred to as "the said "**ATTORNEY**") as the attorney for, in the name of, and on behalf of the Executants, to do or caused to be done or executed or performed himself, all or any of the following acts, deeds and things, in respect of or relating to all that piece and parcel of the said Property more particularly described in SCHEDULE written herein inter alia as under:

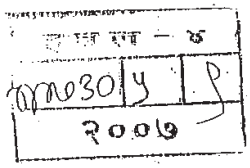
i) To appear for and on behalf of the Executants and represent the Executants before the concerned Sub-Registrar's office, and present the said Documents for their registration and admit execution thereof as and when required,

ii) To do any acts, deeds or things as may be necessary to complete the registration of said Documents in the manner required by law and to receive the original documents from the office of the concerned Sub-Registrar, and when the documents have been returned to him after being duly registered, to give proper receipt for the same and also to do all such acts, deeds and things incidental and subsequent to the registration of the said Documents.

II. For removal of doubts, the Executants specifically declare that, under this Power of Attorney, the Executants have not conferred upon the said Attorney any power to execute any of the said Documents in respect of the said Property or the said project Gloria or any part thereof in favour of any person.

– 80 –





III. Once the said project Gloria is complete as envisaged in the said Joint Venture Agreement this Power of Attorney shall stand automatically cancelled and revoked absolutely.

IV. The Executants hereby agree and undertake always to agree to ratify all above acts, deeds, and things done, executed or performed by the said Attorney in the name of the Executants and the same shall always be binding upon the Executants as if the Executants have themselves done all such acts, deeds and things.

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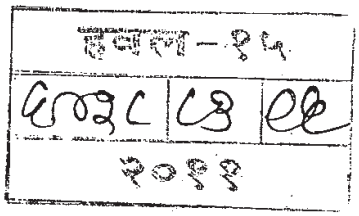
THE SCHEDULE

(Description of the said Property)

All that piece and parcel of land described in the table below:

Sr. No.	New Survey No.	Old Survey No.	Area H=R
1	47/4/A	47/4/1	Out of 00=69, 00=10
2	47/4/A	47/4/1	Out of 00=69, 00=10
3	47/4/A	47/4/1	Out of 00=69, 00=10
4	47/4/A	47/4/1	Out of 00=69, 00=10
5	47/4/B	47/4/2	Out of 01=13, 00=01
6	47/4/B	47/4/2	Out of 01=13, 00=01
7	47/4/B	47/4/2	Out of 01=13, 00=05
8	47/4/B	47/4/2	Out of 01=13, 800 Sq. Ft.
9	47/4/B	47/4/2	Out of 01=13, 00=02
10	47/4/B	47/4/2	Out of 01=13, 00=16
11	47/11	47/12/1/2	Out of 00=08, 00=03
12	47/16	47/16A/2	Out of 00=35, 00=10
13	47/11	47/12/1/2	Out of 00=08, 00=05
14	47/12	47/13	Out of 00=33, 00=28
15	47/12	47/13	Out of 00=33, 00=05
16	47/6	47/6+7+8+9	Out of 00=74, 00=22.3





THE SEAL OF THE SUB REGISTRAR
6
दु.दु.क्र. - ४
१२३०
२००७

17	47/6	47/6+7+8+9	Out of 00=74, 00=10
18	47/6	47/6+7+8+9	Out of 00=74, 00=06
19	47/6	47/6+7+8+9	Out of 00=74, 00=10
20	47/6	47/6+7+8+9	Out of 00=74, 00=25.7
21	47/5	47/5	00=99
22	47/4/A	47/4/1	Out of 00=69, 00=22
23	47/9	47/11	00=32
24	47/4/B	47/4/2	Out of 01=13, 00=56.5 out of which 00=26
25	47/4/A	47/4/1	Out of 00=69, 00=07
26	47/4/B	47/4/2	Out of 01=13, 00=03
27	47/4/B	47/4/2	Out of 01=13, 00=20
		TOTAL AREA	3H = 99.75 R

situated at village Bawadhan (Kh), Taluka Mulshi, District Pune, within limits of the Registration District of Pune, Sub-Registrar Office Paud – Mulshi and Pune Urban Agglomeration and the Municipal Corporation of the city of Pune and collectively bounded as:

On or towards East : Survey No. 50

On or towards South : Pune-Paud Road

On or towards West : Survey No. 47/4/B (part), 47/14 and 47/3

On or towards North : Survey No. 51 and boundary of Bawadhan Budruk

0-0-0-0-0

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI 15
हवेली क्र. १५ मुद्रांक शाखा
हवेली - १५
६४२८ | ८८ | ८६
२००९

In witness whereof, the Executants have executed this Power of Attorney on the date and at the place herein before first mentioned.

Shruti Tie-Up Pvt. Ltd.
Through its Director Dilip S. Damle

Dilip S. Damle
(EXECUTANTS)

I consent to act as Attorney of the Executants.

Shrinivas Anant Deshpande
(ATTORNEY)

Witnesses

1. Amit Dhandhonia
   Amit Dhandhonia
   402, Chaitanya Apartments
   40/13, Mhatre Colony.
   Erandwane-Pune-4
2. A. Patil
   Pune 16

I identify the Executants and the Attorney.

(Advocate)

हवल4

दस्त क्र 4730/2007

16/06/2007 मुख्य निरीक्षक

4:47:18 pm हवेली 4 (कोथरूड)

दस्त क्रमांक : 4730/2007

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्रीनिवास अनंत देशपांडे पत्ता: घर/फ्लॅट नं: बी-22 गल्ली/रस्ता: - इमारतीचे नाव: राहुल पार्क इमारत नं: - पेठ/वसाहत: पौड रोड पुणे 38 शहर/गाव: - तालुका: - पिन: - पॅन नंबर: -	लिहून घेणार वय 36 सही		
2	नाव: भूमी टाय-अप प्रा.लि. तर्फे डायरेक्टर व रुपा:करिता श्री. दिलीप एस दाभाडे : - पत्ता: घर/फ्लॅट नं: 50/डी गल्ली/रस्ता: - इमारतीचे नाव: पूर्णदास रोड इमारत नं: - पेठ/वसाहत: कोलकाता शहर/गाव	लिहून देणार वय 47 सही		

THE SEAL OF THE SUB REGISTRAR OF हवेली - ४ चे सह दुय्यम निबंधक हवेली ४ HAVELI IV

1 OF 1

दस्तऐवज करुन देणार तथाकथीत [मुखत्यारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

JOINT SUB REGISTRAR (EL-III) HAVELI-IV PUNE

सह दुय्यम निबंधक (वर्ग-३) हवेली क्र. १५ पुणे

हवेली - १५

६०१८ | ८६ | ८६

२०१२

दस्त गोषवारा भाग - 2

दस्त क्रमांक (१२८०/२००७)
२१८

दस्त क्र. (हवल4-4730-2007) चा गोषवारा
बाजार मुल्य :0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:4751 दिनांक:16/06/2007
पावतीचे वर्णन
नांव: श्रीनिवास अनंत देशपांडे

दस्त हजर केल्याचा दिनांक :16/06/2007 04:42 PM
निष्पादनाचा दिनांक : 16/06/2007
दस्त हजर करणा-याची सही :

100 :नोंदणी फी
180 :नक्कल (अ. 11(1)), पृष्ठाकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
280: एकूण

दु. निबंधकाची सही, हवेली 4 (कोथरूड)

दस्ताचा प्रकार :18) मुखत्यारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 16/06/2007 04:42 PM
शिक्का क्र. 2 ची वेळ : (फी) 16/06/2007 04:44 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 16/06/2007 04:47 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 16/06/2007 04:47 PM

दस्त नोंद केल्याचा दिनांक : 16/06/2007 04:47 PM

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवीतात.
1) ॲड आनंद विनायक काळे 120/9, नॅशनल अपार्टमेंट, कोथरुड पुणे - 38- - ,घर/फ्लॅट नं: - -
गल्ली/रस्ता: -
इमारतीचे नावः -
इमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

दु. निबंधकाची सही
हवेली 4 (कोथरूड)

पावतीचा आकडा येथे दि. या दस्तऐवजाच्या पृष्ठ..... पृष्ठे जोडत
..... हवेली क्र. ४

दस्त क्रमांक १२८० सादर केला
दु. दुय्यम निबंधक, हवेली क्र. ४, पुणे
दिनांक १६/६/२००७

THE SEAL OF THE SUB REGISTRAR

Page 1 of 2 generated on 16/06/2007 16:47:30

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE

हवल - १५
१२८८ | ८८ | ०६
२०१९



100657 GR. No:_____DATED._____ 25 MAY 1998.

SHAILESH GANATRA
LICENCE STAMP VENDOR L. No. 61,
NEHRU RD. NO. 2, VILE-PARLE (EAST),
(ISSUED TO S.L. Paranjape.
STAMP PAPER OF Rs.
STAMP VENDOR

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SHRIKANT PURUSHOTTAM PARANJAPE, of Pune, Indian Inhabitant, residing at 12, Rajat Apartments, C. S. No. 759/33, Deccan Gymkhana, Shivaji Nagar, Pune 411 004, DO SEND GREETINGS:-

W H E R E A S :-

a) I am carrying on business inter alia as a Builder and Developer and am having diverse business interests in various bodies including PARANJAPE GRIHA NIRMAN PVT. LTD., PARANJAPE SCHEMES (CONSTRUCTION) PVT. LTD., PARANJAPE ESTATES & DEVELOPMENT COMPANY PVT. LTD., PARANJAPE PREMISES PVT. LTD., PARANJAPE PROPERTIES & INVESTMENTS PVT. LTD., etc. all being companies registered under the Companies Act, 1956, PARANJAPE GRIHA NIRMAN PVT. LTD. & Others being an Association of Persons, HEMPADMA CONSTRUCTION being a registered firm etc.;

b) In view of my having such business interests and even otherwise, I from time to time am appointed ... .



हवेली-१५		
6092	CC	98
२०१९		

-86-

Attorney by several persons who desire to sell their lands and/or who desire to have their lands developed either through any of the said bodies or otherwise;

c) In discharge of my duties as such a Constituted Attorney as also in discharge of my duties as a person interested in various bodies as aforesaid, I am required to execute and/or admit execution of several documents like Agreements, Conveyances, Undertakings, Cancellation Deeds etc., most of which documents are thereafter presented before the Sub-registrar of Assurances concerned like the Sub-registrar of Assurances at Bandra and/or at Bombay and/or at Kolhapur and/or at Haveli and/or at Pune and/or at Maval for the purpose of registration thereof;

d) Upon such documents thus being presented for registration, I am required to attend the office of the Sub-registrar concerned for the purpose of admitting the execution of such documents and in some cases, I am even required to attend the concerned office for the purpose of so presenting such a document;

e) In view of my being otherwise occupied, I am at times not able to attend such an office soon upon presentment of such a document or soon upon execution thereof as the case may be with the result that registration of such a document is kept pending for a considerable period, thereby causing hardship and inconvenience not only to me but also to the other party to such an Agreement, Conveyance etc.;

f) In the circumstances, and with a view to avoid all such hardship and inconvenience, I have decided to put PRAMOD RAGHUNATH PANSE as a constituted Attorney of myself in any of the capacities mentioned above by executing a GENERAL POWER OF ATTORNEY authorising the said PRAMOD RAGHUNATH PANSE to do in

OFFICE OF JOINT SUB REGISTRAR (CL-II) HAVELI

हवेली-१५

७४१८	८९	९६
२०११		

-87-

my name and on my behalf certain acts, deeds, matters and things as are more particularly hereinafter described.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS that in consideration of the premises and in further consideration of the said PRAMOD RAGHUNATH PANSE having agreed to exercise the powers hereby being conferred by me upon him duly and diligently, I, BHRIKANT PURUSHOTTAM PARANJAPE, do hereby appoint, nominate and constitute the said PRAMOD RAGHUNATH PANSE (hereinafter referred to as "the said Attorney") to be the true and lawful Attorney of myself in any of my capacities as aforesaid in fact and in law and in my name and on my behalf in any of my aforesaid capacities to do, execute and perform all or any of the following acts, deeds, matters and things, viz.:

1. To present before the Competent registering authority the Agreements and/or Conveyances and/or any other documents executed by me either before execution hereof or hereafter and either singly or jointly with any other person or persons in any of my capacities as aforesaid or otherwise howsoever, to admit the execution of any such documents, to do all acts and things necessary for registration of such a document, to receive the same back after due registration thereof and to deliver the same to any person or persons lawfully entitled to receive the same.

AND GENERALLY to sign all letters, correspondence and other documents and to do, perform or execute any act, deeds, matters, and things whatsoever which ought to be done or performed or which in the opinion of the said Attorney ought to be done for the purpose of giving full and proper effect to the powers hereby conferred by me on the said Attorney to all intents and purposes as if I would have been personally present and done the same.

AND I DO HEREBY AGREE to confirm and ratify all the acts,

OFFICE OF JOINT SUB REGISTRAR (CL-II) HAVELI-15 हवेली क्र. १५

हवेली - १५		
६४२८	८०	९९
२०११		

deeds, matters or things which may lawfully be done, pursued, signed, executed or suffered by the said Attorney on my behalf and in my name by virtue of the powers and authorities hereinabove contained AND I DO HEREBY DECLARE that all such acts, deeds, matters, things and/or proceedings as the case may be done, commenced, pursued, signed, executed or suffered by the said Attorney during the continuance of these presents shall be binding upon me and the same shall be in full force and effect.

IN WITNESS WHEREOF I, SHRIKANT PURUSHOTTAM PARANJAPE, have hereunto set and subscribed my hand this 7th day of June in the Christian year One Thousand Nine Hundred Ninety Six.

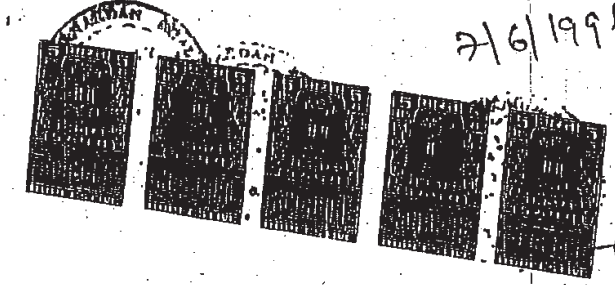
SIGNED SEALED AND DELIVERED by the withinnamed SHRIKANT PURUSHOTTAM PARANJAPE.

Identified by:-

Before Me,

3938/96

7/6/1996





③ प्रतिज्ञापत्र प्रमाणित करणारे

③ S. P. [illegible]

[redacted]

दस्त नं. ५५२१/९६

(कोर्ट फी स्टॅम्प पोटी रु. ५०/- (पन्नास) फक्त)

This power of Attorney has been executed
by Shrikant ... Purandare ... Architect
occupation Architect ... age 38 .....
at present residing at 12, Rahul Apts. Bhandarkar Rd. Pune
in the presence of two witnesses
the said Shrikant ... Purandare ... Architect
is personally known to me/identified by ...
the said Adv. R.J. Khalade
has been proved by .....
to me satisfaction

Shrikant
105, Mandakini Peth
Pune - 411030
(Advt - R.J. Khalade)

मुद्रांक शुल्क रु. ५०/-

Authentication Fees of Rs. 5/- Received

सह. दुय्यम निबंधक
हवेली क्र. ५

मुद्रांक विक्री पावती

मुद्रांक विक्रेता सी. :- नेहा डेरे

मुद्रांक विक्री लायसन्स क्रं. ला. नं. हवेली / II/42 / 1995

पत्ता :- फर्ग्युसन रस्ता, पुणे - 411 004

मुद्रांक घेणा-याचे नांव :- Shrikant Associates Pune 5

मुद्रांक रजिस्टर नं. 5269

मुद्रांक विक्री दिनांक 31/5/11

मुद्रांकाची किंमत	रुपये	मुद्रांक क्रमांक
20 X		
50 X		
100 X 1	100	EP 246094
500 X		
1000 X		
5000 X		
10000 X		
एकूण किंमत	100	

यापुर्वी मुद्रांकाची विक्री केली नाही.

नेहा डेरे
मुद्रांक विक्रेता

-90-

– घोषणापत्र –

मी ..प्रमोद रघुनाथ पोमणे..... याव्दारे घोषित करतो की, दुय्यम निबंधक २५..... यांचे कार्यालयात घोषणापत्र..... शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे, ..एस.पी.परोजपे..... ..... यांनी दिनांक ०७.०६.२०१९ रोजी नोंदणी क्र...../...., अन्वये मला दिलेल्या कुलमूखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे, निष्पादित करून कबुलीजबाब दिला आहे, सदर कुलमूखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमूखत्यारपत्र लिहून देणार व्यक्तीपेकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामूळे कुलमूखत्यारपत्र रद्दबातल ठरलेले नाही, सदरचे कुलमूखत्यारपत्र पूर्णपणे निर्वेध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे, सदरचे कथन चुकीचे आढळुन आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहील यांची मला जाणीव आहे.

दिनांक २५/०७/२०१९

(कुलमुखत्यारपत्र धारकाचे नाव)

ठिकाण – पुणे

0-0-0-0-0

हवेली – १५
६७३८ | ९३ | ८६
२०१९

– घोषणापत्र –

मी .....श्री निवास अनंत देशपांडे..... यादवारे घोषित करतो की, दुय्यम निबंधक .....२..... यांचे कार्यालयात .....घोषणापत्र..... शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे, ...दिलिप एस दाभले..... यांनी दिनांक १६/०६/२००७ रोजी नोंदणी क्र.....एवेली-४ ७९३०/२००७....., अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे, निष्पादित करून कबुलीजबाब दिला आहे, सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपेकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामूळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही, सदरचे कुलमुखत्यारपत्र पूर्णपणे निर्वेध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे, सदरचे कथन चुकीचे आढळुन आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहील यांची मला जाणीव आहे,

S. Adhapale

दिनांक २५/०७/२०११ (कुलमुखत्यारपत्र धारकाचे नाव)

ठिकाण – पुणे

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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे

हवेली - १५
०७/०८/११
२०११

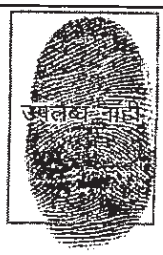
457

दस्त गोषवारा भाग-1

हवल15
दस्त क्र 6428/2011

25/07/2011 दुय्यम निबंधकः
5:40:52 pm हवेली 15 (दिघी)

दस्त क्रमांक : 6428/2011
दस्ताचा प्रकार : घोषणा पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः चंद्रकांत रायगोंडा पाटील व अन्य.19 (ओनर/ग्रँटर नं 1) तर्फे कु.मू.मे.श्रृती टाय-अफ प्रा.लि.तर्फे दिलीप एस दामले तर्फे वि.कू.मू.श्रीनिवास अनंत देशपांडे . . पत्ता: घर/फ्लॅट नं: पौड रोड पुणे गल्ल	लिहून ठेवणार वय 40 सही		
2	नावः मे.श्रृती टाय-अफ प्रा.लि.(मुळ विकसनकर्ता /ग्रँटर नं 2)तर्फे दिलीप एस दामले तर्फे वि.कू.मू.श्रीनिवास अनंत देशपांडे - . पत्ता: घर/फ्लॅट नं: सदर गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेठ/	लिहून ठेवणार वय 40 सही		
3	नावः मे.ग्लोरीया असोसिएटस तर्फे भागीदार मे. परांजपे स्किम्स (कन्स्ट्रक्शन)लि.तर्फे डायरेक्टर एस पी परांजपे तर्फे वि.कु.मू. प्रमोद रघुनाथ पानसे - . पत्ता: घर/फ्लॅट नं: कोथरुड पुणे गल्ली/रस्ता: - इ	लिहून ठेवणार वय 57 सही		
4	नावः मे.ग्लोरीया असोसिएटस तर्फे भागीदार दिलीप एस दामले तर्फे वि.कू.मू.श्रीनिवास अनंत देशपांडे - . पत्ता: घर/फ्लॅट नं: पौड रोड पुणे गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेठ/वसाहत: -	लिहून ठेवणार वय 40 सही		

THE SEAL OF SUB REGISTRAR
हवेली क्र.-१५ चे सह दुय्यम निबंधक यांची मुद्रा
HAVELI-15

दस्तऐवज करुन देणार तथाकथीत (घोषणा पत्र) दस्तऐवज करुन दिल्याचे कबूल करतात.

458

दस्त गोषवारा भाग - 2

हवल15
दस्त क्रमांक (6428/2011)
८४/८४

दस्त.क्र. [हवल15-6428-2011] चा गोषवारा
बाजार मुल्य :0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :25/07/2011 05:35 PM
निष्पादनाचा दिनांक : 25/07/2011
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :64) घोषणा पत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 25/07/2011 05:35 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 25/07/2011 05:38 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 25/07/2011 05:40 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 25/07/2011 05:40 PM

दस्त नोंद केल्याचा दिनांक : 25/07/2011 05:41 PM

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांची व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) ॲड पंकज एम. वानखडे ,घर/फ़्लॅट नं: शिवाजीनगर पुणे
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गावः-
तालुका: -
पिन: -

दु. निबंधकाची सही
हवेली 15 (दिघी)

पावती क्र.:6431 दिनांक:25/07/2011
पावतीचे वर्णन
नांव: मे.ग्लोरीया असोसिएटस तर्फे भागीदार मे. परांजपे स्किम्स (कन्स्ट्रक्शन)लि.तर्फे डायरेक्टर एस पी परांजपे तर्फे वि.कु.मू. प्रमोद रघुनाथ पानसे - .

100 :नोंदणी फी
2140 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

2240: एकूण

दु. निबंधकाची सही, हवेली 15 (दिघी)

प्रमाणित करणेत येते की, या दस्तऐवजात एकूण ०८ पृष्ठे आहेत.
सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १५,पुणे शहर,पुणे
८४ C सोबत पुस्तकावे
सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५,पुणे शहर,पुणे
दिनांक २५/७/२०११

THE SEAL OF SUB REGISTRAR हवेली क्र.-१५ चे सह दुय्यम निबंधक हवेली

T.C

Anx. A8

Maharashtra Pollution Control Board

Acknowledgement Receipt for Consent To Operate

Date : 20 May 2014 **Acknowledgement No. :** 024510

This is to acknowledge the receipt of your application form for Consent. The details are shown below.

Industry Name	Gloria Associates- Gloria
Consent Type	NEW APPLICATION C2O
Fee Received	75000/- + 100/-
Demand Draft No.	137423 & 803976
Demand Draft Date	07/Apr/2014 & 19/May/2014
Bank Name	HDFC & SBI
FTS No.	140520FT0088
Submitted At	RO-Pune

NOTE :-

For any further correspondence with this office , you are requested to quote the above mentioned Acknowledgement No.

This is computer generated receipt, hence does not required any signature.

T.C

Anx. A9

पावती

Friday,November 14 ,2014
1:02 PM

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 10659 दिनांक: 14/11/2014

गावाचे नाव: बावधन खुर्द
दस्तऐवजाचा अनुक्रमांक: हवल4-10061-2014
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: चंद्रकांत रायगोंडा पाटील व इतर (ओनर / ग्रॅन्टर नं 1)तर्फे कु मु श्रृती टाय अप प्रा लि तर्फे संचालक श्री दिलीप एस दामले तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1840.00
पृष्ठांची संख्या: 92	
एकूण:	रु. 1940.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 1:14 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-4

~~सह दुय्यम निबंधक (वर्ग-२)~~
हवेली क्र. ४, पुणे

बाजार मुल्य: रु.1 /-
भरलेले मुद्रांक शुल्क : रु. 100/-
मोबदला: रु.0/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु 1840/-

T.C

Index-2(सूची - २)

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14/11/2014

सूची क्र.2

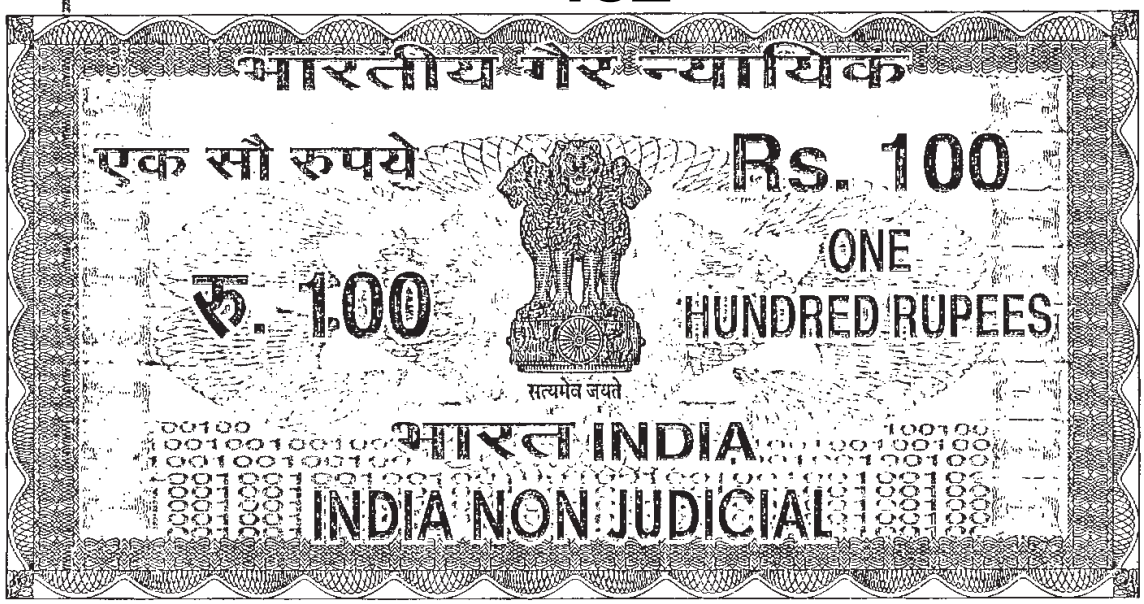
दुय्यम निबंधक : सह दु.नि. हवेली 4
दस्त क्रमांक : 10061/2014
नोदंणी :
Regn:63m

गावाचे नाव : 1) बावधन खुर्द

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन :, इतर माहिती: गाव मौजे बावधन खुर्द ता मुळशी जि पुणे येथील सर्व्हे नं 47/4अ+47/4ब+5+6+9+11+12+16 यासी क्षेत्र 7144 चौ मी या मिळकतीवरील ग्लोरिया ग्रेस अपार्टमेंट(बिल्डींग ई,एफ,जी)कंडोमिनियम मधील ई एफ आणि जी इमारती त्यामधील सदनिका सामाईक क्षेत्र सोईसुविधा मोकळी जागा व तदनुषगिक सर्व हक्क इत्यादी.((Survey Number : 47/4अ+47/4ब+5+6+9+11+12+16 ;))
(5) क्षेत्रफळ	1) 7144 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंद्रकांत रायगोंडा पाटील व इतर (ओनर / ग्रॅन्टर नं 1)तर्फे कु मु श्रृती टाय अप प्रा लि तर्फे संचालक श्री दिलीप एस दामले तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कोथरूड पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411038 पॅन नं:- 2): नाव:-मे श्रृती टाय -अप प्रा लि तर्फे अधिकृत स्वाक्षरीकार श्री दिलीप एस दामले (ओरिजनल डेव्हलपर / ग्रॅन्टर नं 2) तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे - - वय:-43; पत्ता:--, -, -, कोथरूड पुणे , -, Bhusari Colony, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411038 पॅन नं:- 3): नाव:-मे ग्लोरिया असोसिएटस भागीदार संस्था तर्फे अधिकृत स्वाक्षरीकार श्री दिलीप एस दामले तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे आणि मे परांजपे स्कीम्स (कंन्स्ट्रक्शन) लि तर्फे अधिकृत स्वाक्षरीकार श्री एस पी परांजपे (डेव्हलपर) तर्फे वि कु मु म्हणुन श्री राजेश श्रीकृष्ण गोपाळ वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राजेंद्र नगर पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411031 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	मी नक्कल केली दस्तासोबतची नक्कल
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/11/2014 मी वाचली अर्जदार श्री. [illegible]
(10)दस्त नोंदणी केल्याचा दिनांक	14/11/2014 मी रूजवात घेतली यांना दिली दि. 9/8/2019
(11)अनुक्रमांक,खंड व पृष्ठ	10061/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सह दुय्यम निबंधक (वर्ग-२), हवेली क्र. ४, पुणे

THE SEAL OF THE SUB REGISTRAR ★ दस्त रजिस्ट्राचा शिक्का ★ HAVELI-IV



महाराष्ट्र MAHARASHTRA ◐ 2014 ◐ LG 343161

दस्ताचा प्रकार/अनुच्छेद क्रमांक :- डीड ऑफ डिक्लेरेशन
दस्त नोंदणी करणार आहेत का ? :-
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव :-
मिळकतीचे वर्णन :-
मोबदला रक्कम :-
मुद्रांक विक्रेत घोषवाऱ्याचे नांव व पत्ता :- ग्लोरीया असोसिएटस
मुद्रांक प्रकाराचे नांव :- फरेवणा पुणे ५
दस्त असल्यास नांव व पत्ता :- सुधीर वाबीळे, पुणे ५१
मुद्रांक शुल्क रक्कम :- 100/-
मुद्रांक विक्री नोंद वही अनु क्रमांक :- 7571 दि. 25 AUG 2014
मुद्रांक विक्रेत्याची सही :-
दस्तासाठी मुद्रांक विक्रेत्याची सही/पत्ता/परवाना क्रमांक

नितिन एन. गांधी
ता. नं. २२०१०५४
शॉप २४, केदार एम्पायर, कर्वे रोड, पुणे-४१
फो.नं. ०२०-२५४६३४८

16 AUG 2014

SEAL OF THE SUB REGISTRAR HAVELI-IV

हवल-४
१००१ | ९ | १८
२०१४

DEED OF DECLARATION

EXHIBIT-A

THIS DEED OF DECLARATION U/S. 2 OF MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 is made at Pune, Tal. Haveli, Dist. Pune on this 14th day of NOVEMBER 2014.

R.S. Garg

SADWALI

1) Chandrakant Raygonda Patil, Age :- Adult, occupation: Business, residing at: 1/A/1, S.No.17, Swapnali Apt., Opp. Sangam Press, Kothrud, Pune

2) Shankar Ganpat Wahale, Age :- Adult, occupation: Agriculture, residing at: Bhukum, Tal- Mulshi, Dist. Pune,

3) Sagar Sahebrao Bhelke, Age :- Adult, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, Flat No.A/3, Kothrud, Pune,

4) Radhakrishna Sukhdev Davkhar, Age :- Adult, occupation: Agriculture, residing at: 1/102, Saurabh Society, 45/11, Karvenagar, Pune

5) Mrs. Durga Ganesh Rudrakar, Age :- Adult, occupation: Housewife, residing at: S.No.20, Bharat Colony, Karvenagar, Pune - 52,

6) 6a) Sambhaji Dajiram Ghodke, Age :- Adult, occupation: Agriculture/service, residing at: Bavdhan, Tal-Mulshi, Dist.Pune, 6b) Mrs. Indubai Pandurang Jadhav, Age :- Adult, occupation: Housewife/Agriculture, residing at: Bavdhan, Tal-Mulshi, Dist.Pune,,

7) 7a) Dattatray Doulat Karanjavane, Age :- Adult, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune, 7b)Anil Doulat Karanjavane, Age :- Adult, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune,, 7c) Sunil Doulat Karanjavane, Age :- Adult, occupation: Agriculture, residing at: Wadgaon Budruk, Shanti Palza, Haveli, Pune,, 7d) Smt. Sulochana Doulat Karanjavane, Age :- Adult, occupation: House Work, residing at: 47/16, A, Bavdhan Khurd, Mulshi, Pune, 7e) Mrs. Lata Sunil Dhumal, Age :- Adult, occupation: Agriculture/Housework, residing at: Wadgaon 32 years, occupation: Agriculture/Housework, residing at: 46/397, Laxmi Nagar, Pune 411 003,

8) 8a)Suresh Dnyanoba Amrale, Age :- Adult, occupation: Business/Agriculture, residing at: Jaibhavani Nagar, Pune-411 038, 8b)Atmaram Dattoba Dhamale, Age :- Adult, occupation: Business/Agriculture, residing at: Jaibhavani Nagar, Pune-411 038, 8c) Arun Mahipati Kumbare, Age :- Adult, occupation: Business/Agriculture, residing at: : Jaibhavani Nagar, Pune-411 038, 8d) Sanjay Ramchandra Dhongade, Age :- Adult, occupation: Business/Agriculture, residing at: Nava Ekta Colony, Shastri Nagar, Kothrud, Pune 8e) Ujwala Sanjay Dhongade, Age :- Adult, occupation: Housework, residing at: Nava Ekta Colony, Shastri Nagar, Kothrud, Pune and 8f) Parashuram Dattoba Dhamale, Age :- Adult, occupation: Business/Agriculture, residing at: Alkapuri Society, Kothrud, Pune.

9) Suresh Balbhim Potdar, Age :- Adult, occupation: Business, residing at: Yaksha Nagari, Kothrud, Pune-29.

10) 10a) Ramkrishna Gopalkrishna Nidhmarti, Age :- Adult, occupation: Business/Agriculturist, residing at: 237, Singh Society, Aundh, Pune -7.

SUB REGISTRAR HAVELI-IV

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१००९ | २ | १२
१०१४

10b) Mrs. Shubhalxmi Ramkrishna Nidmarti, age: 56 years, occupation: Business/Agriculturist, residing at: 237, Singh Society, Aundh, Pune -7,

11) 11a) Harish Hukumatrai Sethi, Age :- Adult, occupation: Business, residing at: 36, Ideal Colony, Paud Road, Kothrud, Pune 29, 11b) Mrs. Shashi Devendra Sabharwal, Age :- Adult, occupation: Housewife, residing at: C/2,-C(2)/56, Janak Puri, Delhi,

12) Fab Clean and Care Pvt. Ltd. through its director Mr. Kabir Lulla, Age :- Adult, occupation: Business, residing at: 817, Singh Society, Pune – 411 007,

13) 13a) Sarvottam Keshav Pai, Age :- Adult, occupation: Business, residing at: Pratishtha Apts., 125/3, Law College Road, Opp. Film Institute, Erandwane, Pune, 13b) Vishnu Madhav Pai, Age :- Adult, occupation: Business, residing at: Prabhashali Aprts., 5/12, Anil Park, Erandwane, Pune - 4,

14) Radha Kundalik Zargad, Age :- Adult, occupation: Housework, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune – 411 029,

15) Gopi Gajanan Bhelke, Age :- Adult, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune – 411 029,

16) Girish Gajanan Bhelke, Age :- Adult, occupation: Business/Agriculture, residing at: 142, Bhelke Nagar, Bhelke Park, C-6, Kothrud, Pune

17) 17a) Ravindra Appasaheb Patil, Age :- Adult, occupation: Agriculture, residing at: 148 (4A+4B) Plot No.7A, Nina Society, Paud Road, Pune , 17b) Mrs. Minakshi Parisa Girmal, Age :- Adult, occupation: Agriculture, residing at: B5 Tapodhan Society, Warje Malwadi, Pune, 17c) Mrs. Varsha Appasaheb Katrale, Age :- Adult, occupation: Agriculture, residing at: A3 Tapodhan Sah. Soc., Bldg. No.3A, Block 5A, Warje, Pune, 17d) Miss. Suchita Appasaheb Patil, Age :- Adult, occupation: Agriculture, residing at: 30/3, Digambar Bldg., Pune-4, 17e) Smt. Vimal Appasaheb Patil, Age :- Adult, occupation: Agriculture, residing at: 148 (4A+4B) Plot No.7A, Nina Society, Paud Road, Pune , and 17f) Mrs. Nisha Raosaheb Patil, Age :- Adult, occupation: Agriculture, residing at: Bhelke Heights, Kothrud, Pune

18) 18a) Mukesh Champaklal Shah, Age :- Adult, occupation: Business/ Agriculturist, residing at: 594, Sadashiv Peth, Express Towers, Pune-30, 18b) Mrs. Smita Mukesh Shah, Age :- Adult, occupation: Housewife/Agriculturist, residing at: 594, Sadashiv Peth, Express Towers, Pune-30,,

19) 19a)Baburao Maruti Karanjavane, Age :- Adult, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19b)Suresh Baburao Karanjawane, Age :- Adult, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19c)Chandrakant Baburao Karanjawane, Age :- Adult, occupation: Agriculture, residing at: Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19d)Rajendra Baburao Karanjavane, Age :- Adult, occupation: Agriculture, residing at:

Bavdhan Khurd, Tal-Mulshi, Dist. Pune, 19e) Smt. Nanda Shivaji Khirid, Age :- Adult, occupation: Agriculture, residing at Bavdhan Khurd, Pune, 19f) Smt. Vimal Appasaheb Patil Age :- Adult, occupation: Agriculture, residing at: 148 (4A+4B) Plot No.7A, Nina Society, Paud Road, Pune and 19g) Mrs. Nisha Raosaheb Patil, Age :- Adult, occupation: Agriculture, residing at: Bhelke Heights, Kothrud, Pune,

20) Santosh Mahadev Dagade Age :- Adult, occupation: Agriculture/Business, residing at: Bavdhan Khurd, Mulshi, Pune through their common Power of attorney holder Mr. Dilip S. Damle Director of M/s. Shruti Tie Up Pvt. Ltd. having its registered office at P-17/A Ashutosh Choudhary Avenue, Kolkatta- 700019, age : adult, Occupation : Chartered Accountant, residing at Kolkatta, West Bengal.

Hereinafter collectively referred to as **OWNER/GRANTOR NO. 1** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, nominees, representatives, administrators and/or assigns, successors in title, liquidators, authorised signatories etc.) of the First Part.

AND

SHRUTI TIE-UP PVT. LTD., a company registered and incorporated under Companies Act, 1956, having its registered office at P-17/A, Ashutosh Choudhary Avenue, Kolkatta: 700 019 through its authorised signatory Shri. Dilip S. Damle Age: Adult, occupation: Chartered Accountant, residing at: Kolkatta, West Bengal,

Hereinafter referred to as "**ORIGINAL DEVELOPER / GRANTOR NO. 2**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its Executors, Administrators, Assignees, Liquidators, Authorised Signatories etc.), of the Second Part

AND

M/S. GLORIA ASSOCIATES, Partnership Firm, having its principal place of business at P-17/A, Ashutosh Choudhary Avenue, Kolkatta: 700 019 and office at PSC House, CTS No. 111+111/2, Anand Colony, Off Prabhat Road, Pune: 411 004, constituted by Shruti Tie-up Pvt. Ltd., a company registered and incorporated under Companies Act, 1956, having its registered office at P-17/A, Ashutosh Choudhary Avenue, Kolkatta : 700 019, through its authorised signatory Shri. Dilip S. Damle Age :- Adult, occupation: Chartered Accountant, residing at: Kolkatta, West Bengal and Paranjape Schemes (Construction) Limited having its office inter alia at PSC House, C.T.S. No. 111+111/2, Anand Colony, Erandwane, Pune. through its authorised signatory Shri S. P. Paranjape, Age :- Adult, Occupation :- Business, residing at Pune;

Hereinafter referred to as "**DEVELOPER/GRANTOR NO. 3**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its Partners, Executors, Administrators,

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Assignees, Liquidators, Authorised Signatories etc.), of the Third Part. Wherever context permits the party of the First, Second and Third Part is collectively described as **"GRANTORS".**

Do hereby declare and state as follows :-

FIRST

THAT Grantors are fully qualified and empowered to execute this Declaration

SECOND

SCHEDULE – I

(Description of the Larger Property)

All that pieces and parcels of lands admeasuring 40750.00 Sq.mtrs bearing S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) as per sanctioned plan, Village Bavdhan, Pune District Pune more particularly described in the table annexed herewith and marked as **ANNEXURE – 1** within the limits of Pune Municipal Corporation and also within limits of Registration District Pune, Sub District Pune and Pune Urban Agglomeration, together with the rights, liabilities, hereditaments, appurtenants thereto and hereinafter for sake of brevity referred to as the **"LARGER PROPERTY"**. The photo copy of the 7/12 extract is annexed and marked as **ANNEXURE - 2.**

SCHEDULE – II

(Subject Matter of Declaration)

a) Out of the 'Larger Property' referred above, the piece and parcel of the land admeasuring 7144 Sq.mtrs as per Architect Certificate a photo copy whereof is annexed and marked as **ANNEXURE – 3** (hereinafter referred to as "**said land**") shown by red colour boundary line in the smaller image of the set of sanctioned plan duly certified by the Architect is annexed hereto together with the rights, liabilities, hereditaments, appurtenants thereto. The land is bounded as follows :-

On or towards the North	:-	By open Space
On or towards the East	:-	By adjoining S.No. 47/9
On or towards the West	:-	By adjoining S.No. 47/16 (P)
On or towards the South	:-	By 60 Mtr. wide road

b) F.S.I admeasuring 12881.16 Sq.mtrs utilized for construction of said building/s as per annexed photo copy of the Architect's Certificate.

c) The buildings E, F & G (hereinafter referred to as "**said Building/s**") constructed as per sanctioned plan together with the rights, liabilities, hereditaments, appurtenants thereto.

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d) The said land and the building/s "E,F &G" constructed thereon comprising of flats is collectively referred to as "**Gloria Grace Apartments**". The contents stated in clause "a to d' above are subject matter of declaration.

e) Except the said land and the said buildings, the rest part of the larger property and buildings, unutilized F.S.I. / T.D.R., 12, 24 and 60 mtr. wide D.P.Roads, Amenity Space and Nala Garden area etc. shown in the sanctioned layout plan, is not subject matter of this Deed of Declaration.

f) For the convenience of registration of this Deed smaller image of the set of composite sanctioned plan of Gloria Grace Apartments duly certified by the Architect is annexed and it is part and parcel of this Deed.

THIRD

THAT Shruti Tie-Up Pvt. Ltd. - the Original Developer / Grantor No. 2 acquired the development rights in respect of the Larger Property (serial number wise) by Original Land Owners i.e. the Owner/Grantor No. 1 vide various documents described in the statement annexed and marked as **ANNEXURE - 4**. The Owner / Grantor No. 1 also executed duly registered irrevocable Power of Attorney/ies pertaining to each of the above development agreement in favour of the Original Developer / Grantor No. 2 for carrying out development of the larger property. By virtue of the said Deeds and Documents the Original Developer / Grantor No. 2 acquired every right to develop the larger property at its own or jointly with any other legal entity.

FOURTH

THAT on the basis of the said Development Agreement/s and Power of Attorney/ies Shruti Tie-Up Pvt. Ltd. – Original Developer / Grantor No. 2 and M/s. Paranjape Schemes (Construction) Limited executed Joint Venture Agreement dated 12.12.2006 for development of the larger property and sell of Flat to be constructed on the terms and conditions mentioned therein. The said Joint Venture Agreement is registered on the same day, at Sr. No. 8388/06, and subsequent Supplementary Joint Venture Agreement is registered vide Sr. No. 2640/07, dated 30/08/2007 at the office of Joint Sub-Registrar Haveli No. 4, Pune.

FIFTH

THAT as per the terms and conditions of the said Joint Venture Agreement the Original Developer / Grantor No. 2 introduced the development rights of the said larger Property as its capital and M/s. Paranjape Schemes (Construction) Ltd. agreed to bear entire cost of development and construction of the buildings of the project. M/s. Paranjape Schemes (Construction) Ltd. further agreed to undertake marketing and selling activities *inter alia* such as obtaining various permissions and sanctions required for the development of the said Larger Property, carry out entire construction of the buildings of the project, to accept booking of the flats

from prospective customers and to sell the Flats, receive amounts of consideration of the flats and execute and register necessary Deeds of Apartments as envisaged in the Maharashtra Ownership Flats Act 1963 and / or The Maharashtra Apartment Ownership Act, 1970 and look after entire administration of the project.

SIXTH

THAT by virtue of the said Development Agreements, Power of Attorney/ies, Joint Venture Agreement and Supplementary Joint Venture Agreement the Developer / Grantor No. 3 herein alone is entitled to develop the Larger Property, to construct Flats on the said Larger Property and to sell the Flats in open market and execute and register necessary Deeds of Apartments as envisaged in the Maharashtra Ownership Flats Act 1963 and the Maharashtra Apartment Ownership Act, 1970,

SEVENTH

THAT the Competent Authority, Pune Urban Agglomeration, Pune, constituted under The Urban Land (Ceiling and Regulation) Act, 1976, by various orders held that Owner / Grantor No. 1 do not hold any surplus land as envisaged under the said Act.

EIGHTH

THAT the Developer / Grantor No. 3 applied for Non-Agricultural use of the Larger Property under section 44 of MLR Code and accordingly the Collector Revenue Branch, Pune was pleased to pass necessary 'Order' allowing the Non-Agricultural use of the Larger Property.

NINETH

THAT the Pune Municipal Corporation being also the planning authority under the Maharashtra Regional and Town Planning Act, 1966, accepted the combined layout of the larger property. The Developer / Grantor No. 3 decided to develop the larger property in phases.

TENTH

THAT the Developer / Grantor No. 3 submitted the layout and building plans of the project to the Pune Municipal Corporation being also the planning authority under the Maharashtra Regional and Town Planning Act, 1966 and got the same sanctioned and obtained permissions by various departments and completed the construction of building/s 'A,B,C&D' comprising of flats and other edifices of first phase as per sanctioned plan on the peace and parcel of the land forming part of the said larger property, obtained Completion Certificate by Pune Municipal Corporation, sold flats thereof to intending purchasers, accepted consideration therefor, submitted the land and building/s A,B,C & D and other edifices to the provisions of sec. 2 of

The Maharashtra Apartments Ownership Act 1970 by registering Deed of Declaration Dt. 25/07/2011 vide Doc. No. 6428 dated 25/07/2011 in the office of the Sub – Registrar Haveli No. 15 Pune, formed 'Gloria Apartment (Phase – I) ' Building A,B,C & D thereat, handed over possession of the flats to the respective purchaser/s thereof. The Developer / Grantor No.3 submitted photo copy of the said registered Deed of Declaration to Dy. Registrar of Co-operative Society vide letter dt. 27/08/2011. The Apartment is functioning and Deeds of Apartments of the flats are being executed and registered in favour of purchaser/s thereof.

ELEVENTH

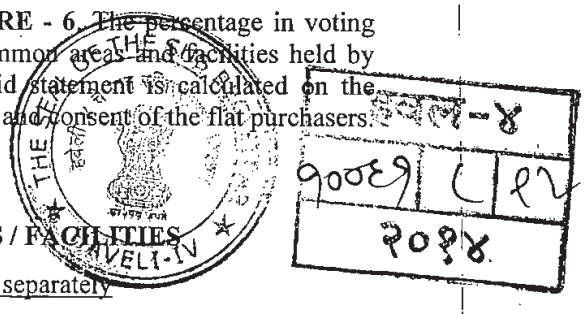
THAT the Developer / Grantor No. 3 got the composite plans of the said buildings (E,F & G) sanctioned which shows building A, B, C, D & building E, F, & G by Pune Municipal Corporation and obtained Commencement Certificate bearing No. 3254/2011 Dt.17/12/2011 and revised Commencement Certificate No. 0253/2012, Dt. 24/04/2012 and completed the construction of the said building/s as per sanctioned plan. A photo copy of the Completion Certificate bearing No. OCC / 253/2014, Dt.30/05/2014 issued by Pune Municipal Corporation the Planning Authority is annexed and marked as **ANNEXURE - 5** and it is part and parcel of this Deed.

TWELFTH

THAT in the course of time the Developer / Grantor No. 3 executed separate Agreements to Sell with intending Purchasers of Flats of the said buildings E, F & G and registered the same in the office of the concerned Sub-Registrar, Haveli, Pune from time to time.

THIRTEENTH

THAT the Flats of the said building/s 'E, F & G' shown in the plan sanctioned by Pune Municipal Corporation are described in the Statement annexed hereto and marked as **ANNEXURE - 6**. The percentage in voting rights and undivided share, interest in common areas and facilities held by each flat purchaser and shown in the said statement is calculated on the carpet area of each flat with the knowledge and consent of the flat purchasers.



FOURTEENTH

1) **COMMON AREAS, AMENITIES / FACILITIES**

a) <u>For building/s 'E,F & G' separately</u>

overhead water tank, common toilet, overhead terrace, two lifts, two ducts, two lift machines, two staircases, common lights, fire fighting system, electric meter room for 'E & F' building, electric meter panel for 'G' building, vermiculture unit, entrance lobby, corridors,

fabricated staircase at overhead terrace, podium, side margins of the building, refuge area, paving block area, civic amenities like water, drainage, electrical lines, solar water system etc.

b) For building/s 'E,F & G' collectively

gas bank, gen-set with automatic change over panel, L.T. room with transformer etc.

c) For building/s 'A,B,C & D' of Gloria Apartments (Phase-I) and Building/s 'E,F & G' of Gloria Grace Apartments and proposed building/s.

sewage treatment plant, intercom facility, gymnasium, swimming pool, common hall, children play area, club house, open space, security cabin/s, water treatment plant, garden, four water pumps, entrance gate, club house compound wall, internal roads etc.

2) **CLUB HOUSE**

The Developer / Grantor No. 3 has provided club house in the project. The Owners of all Flats in Gloria Apartment (Phase – I) Building A,B,C & D and owners of the Flats of Gloria Grace Apartments and owners of the Flats of the Building/s that shall be constructed by the Developer / Grantor No. 3 and / or its sister concerns in future on the balance land forming part of the larger property and the property/ies adjacent to the larger property shall be entitled to use the said Club House. The owners of the flats and their family members staying with them shall ipso facto be the members of the Club House and shall be entitled to avail the common amenities / facilities. However each and every Flat /Apartment owner or member from his family shall have to contribute club house fees as per rules and regulations framed from time to time. Till the formation of the Condominium/s of the proposed buildings on the balance land and property/ies adjacent to the larger property referred above, elected committee members of the building 'A,B,C &D' of the Phase - I and building 'E, F & G' shall look after and decide the matters regarding maintenance and up keep of the common areas and amenities / facilities. After the formation of the condominium/s of proposed building/s an Apex Body comprising of Office bearers of each condominium shall be formed – the management of the common areas and amenities / facilities e.g. S.T.P. plant, intercom facility, gymnasium, swimming pool, common hall, children play area, club house, open space, security cabin/s, water treatment plant, garden area, entrance gate, compound wall etc. to be enjoyed by Owners of all Flats in Gloria Apartment (Phase – I)

Building A,B,C & D and owners of the Flats of Gloria Grace Apartments and of the property/ies adjacent to the larger property/ies that shall be developed by the Developer / Grantor No. 3 and / or its sister concerns in future shall be ultimately with the Apex body of condominiums. The decision including admission, other rules and regulation including fees to be charged to the members shall be finalized by the body looking after upkeep and maintenance of the common areas and amenities / facilities and its decisions shall always be binding on all Flat purchasers. The rules and regulations framed by the body looking after the maintenance of common areas, amenities / facilities shall be same and identical to all Flat purchasers of the condominiums.

3) **RESTRICTED AREAS/LIMITED COMMON AREAS**

The Developer / Grantor No. 3 has provided following restricted areas / limited common areas and facilities for enjoyment of Flat purchasers.

A) **TERRACES**

Terraces shown against the Flats in the above mentioned statement and marked as Annexure - 6 or those appurtenant to individual Flats are reserved for exclusive use of the respective Flat purchaser and to the exclusion of other Flat purchasers.

B) **PARKING PLACES**

Parking areas already created at the site and mentioned in the annexed statement marked as Annexure- 6 and shown in the parking plan annexed as **ANNEXURE- 7** hereto are specifically reserved for parking of vehicles of the purchasers of the Flats of the Gloria Grace Apartments. The un-allotted car parkings shown in the parking plan are reserved for exclusive use of unsold Flat purchasers of the Gloria Grace Apartments. The allotted parking areas shall be for exclusive use and enjoyment of the respective owners thereof and to the exclusion of other Flat purchasers without any other person/s being entitled to object to the same in any manner. All parking areas which are not so specifically reserved and/or allotted in the annexed parking plan belong to Developer/Grantor No.3 and Developer/Grantor No.3 alone has right and authority to allot those parking areas to any Flat Purchaser of its choice for exclusive use to the exclusion of other Flat purchasers of the project. The disputes however regarding encroachment and/or wrongful use of the parking areas reserved for exclusive use, by any other person/s, shall be handled /solved by the Owner/s of the respective car parking within frame work of Law without holding the Developer/Grantors No.3 responsible in this behalf in any manner whatsoever. The income derived by allotment of un-allotted car parkings for exclusive use shall be sole income of Developer/Grantor No.3 alone.

FIFTEENTH

THAT for the purpose of stamp duty and registration fees on Declaration and Deed of Apartment under Section 13(5) the value of Gloria Grace Apartments condominium is distributed as follows:

a) Parcel of land property of Gloria Grace Apartments is valued at Rs. 4,27,22,638/- (Rs. Four Crore Twenty Seven Lakh Twenty Two Thousand Six Hundred Thirty Eight only), This cost is for limited purpose of declaration.

b) Gloria Grace Apartments Buildings 'E,F & G' described above are valued at Rs. 83,16,17,357/- (Rs. Eighty Three Crore Sixteen Lakh Seventeen Thousand Three Hundred Fifty Seven only)

c) Postal address of the building is

GLORIA GRACE APARTMENTS
S.No. 47/4A+ 4B+ 5+6+ 9+ 11 + 12+16,
Bavdhan, Pune.

SIXTEENTH

THAT a plan of Apartment ownership hereby constituted is subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 so that each family unit may be conveyed and registered as individual property capable of independent use on account of each having its own exit to common areas and facilities of the condominium each family unit owner having an exclusive and particular right, title and interest in the common areas and facilities as shown above.

SEVENTEENTH

THAT the General and/or restricted common areas and facilities, shall remain undivided and no owner shall bring any action for partition or division thereof.

EIGHTEETH

THAT the percentage of the undivided interest in the general and / or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the Apartment owners expressed in amendment to this Deed duly registered.

NINETEENTH

THAT the undivided interest in general and restricted common areas and facilities shall not be separated from the units/apartments to which they appurtenants and shall be deemed conveyed or encumbered with the unit,

even though such interest is not expressly mentioned or described in the conveyance or other instruments.

TWENTIETH

THAT each Apartment Owner shall comply with the provisions of this Deed, Bye-laws, Decisions and Resolutions of the Association of Apartments Owners / Apex Body and their representatives, and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover sums due, for damages or for injunctive relief.

TWENTY FIRST

THAT the dedication of the said Property to the Plan of Apartment Ownership herein shall not be revoked, nor shall the said Property be removed from the plan of the Apartment Ownership, or any of the provisions amended unless all the apartment owners and the mortgagees of the all the mortgages covering the units unanimously agree to such revocation or amendment, or removal of the property from the plan by duly registered instruments.

TWENTY SECOND

THAT no Apartment owner of a family unit may exempt himself from liability for his contributions towards the common expenses by waiver of the use or enjoyment of any of the general and / or restricted common areas and facilities or by abandonment of his family unit.

TWENTY THIRD

THAT all sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all other charges except only (1) charge, if any on the family unit for payment of Government or Municipal Taxes or both & (2) all sums unpaid on a first mortgage of the Apartment.

TWENTY FOURTH

THAT all present or future owners, tenants or any other persons that might use the facilities of the buildings in any manner , are subject to the provisions of this Deed and that mere acquisition or rental of any of the family units of the buildings or the mere act of occupancy of any of the said units shall signify that the provisions of this Deed are accepted and ratified. The respective family units shall not be rented or given on leave & license or care taker basis by the apartment owners thereof for transient or hotel purpose which shall be defined as (a) for rental compensation for any period less than thirty days, or (b) any rental of if the occupants of the family units are provided customary hotel or boarding or lodging or paying guest services.

Other than the forgoing obligations, the apartment owners of the respective family units shall have the absolute right to lease such unit or give it on leave and license or care taker basis provided that the said lease or leave and license or care taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the byelaws in Exhibit -B attached hereto.

TWENTY FIFTH

THAT if the Property subject to the plan of Apartment Ownership is totally or substantially damaged or destroyed, the repair, re-construction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

TWENTY SIXTH

THAT where a family unit is sold by a mortgagee in exercise of his/her powers of sale under an English Mortgage or by a Court in execution of a decree in a suit brought by a mortgagee against the owner of such family units, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his successors or assigns shall be liable for assessments by the association which became due prior to the acquisition of title by such acquirer, it being understood, however, that the above shall not be construed to prevent the Association of Apartment Owners from filing and claiming charge for such assessments and enforcing the same as provided by law and that such charge shall be subordinate to such mortgage

TWENTY SEVENTH

THAT all terms , conditions, obligations in this regard agreed by the Flat purchasers of the project, in their respective agreements, even if not specifically mentioned here, shall be deemed to have been incorporated here and in the conveyance and the same shall be binding upon all Flat purchasers.

TWENTY EIGHTH

THAT in voluntary conveyance of any family unit the Grantee of the Unit shall be jointly and severally liable with the Grantor for all unpaid assessments by the Association of the Apartment Owners, against the later for his share of the common expense up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the Grantor the amounts paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the Manager or Board of Managers of the Association, as the case may be, setting for the amount of the unpaid assessments against the Grantor due to the Association and such grantee shall not be liable for, nor shall the family unit conveyed be subject to a charge for, any unpaid assessment made by the Association of Apartment Owners against the Grantor in excess of the amount therein set forth.

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TWENTY NINETH

THAT the Manager or Board of Managers of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to mortgages holding first mortgage covering family units but without prejudice to the right of the Owner of a family unit to obtain individual family unit's insurance.

THIRTIETH

THAT insurance premium for any blanket insurance coverage shall be a common expenses to be paid by monthly assessments levied by the Association of Apartment Owners and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premium become due.

THIRTY FIRST

THAT the Developer / Grantor No. 3 has reserved the right to sell the unsold flats if any of the buildings E,F & G of the present sanctioned plan to any person of its choice at any cost the Developer / Grantor No. 3 may deem fit. The income derived by sale of such unsold flats shall be sole income of the Developer/Grantor No. 3 alone. The Gloria Grace Apartments and its members shall have no claim over the same. The would be purchasers of unsold flats of said building/s shall be entitled to become member of the Gloria Grace Apartments by paying share money and entrance fee only and shall be liable to pay maintenance charges of their respective flats from date of possession offered. Since the Developer / Grantor No. 3 is holding those unsold flats with intention to sell out the same to intending purchasers, the Developer / Grantor No. 3 shall not be liable to pay any maintenance charges and it is only the new purchasers of the unsold flats who shall be liable to pay the maintenance charges after purchase of the their respective flats.

THIRTY SECOND

THAT the Developer/Grantor No. 3 has reserved the right to amalgamate the larger property including the said land and the said building/s with adjacent property/ies and to construct on the balance land as well as amalgamated property one or more building/s of ownership scheme, utilize the open space and utilities like water, water tank, drainage, electricity, roads, fire fighting systems, entrance gate etc. of Gloria Grace Apartments for proposed construction on the amalgamated property by paying necessary charges, sell the Flats of the proposed building/s and receive consideration, to amend this Deed of Declaration and / or to file separate Deed of Declaration of land and buildings after amalgamation of the larger property with adjacent property/ies, form separate Condominium / Association of Apartment, extend all or any of the common amenity / facility provided on the larger property and /or of the 'Gloria Grace Apartments' to the prospective Flat purchasers of the proposed building/s to be constructed on the amalgamated property, right to utilize maximum potentials of balance F.S.I. / T.D.R. and

the F.S.I / T.D.R. that may become available of the said land / larger land and said D.P. Roads, amenity space, nala garden area and of amalgamated property in future for construction as per D.C. Rules, accept monitory consideration therefor and pass – re-pass, ingress, egress through the property of Gloria Apartment (Phase – I) building A,B, C, D and Gloria Grace Apartments till the completion of the proposed construction, to receive consideration from the Flat Purchasers of the proposed building/s and execute Deed of Apartments of the proposed Flats and all other rights required for completing the ownership scheme thereat in all respect. The income derived by sell of Flats of proposed building/s shall be sole income of the Developer / Grantor No. 3 alone. Even though, possession and occupation of the existing Flats of Gloria Grace Apartments has been given, the aforesaid rights of the Developer / Grantor No. 3 shall remain unaffected. The internal road shall be common for flat purchasers of Gloria Apartment (Phase – I) building A,B, C, D and Gloria Grace Apartments and the building/s to be constructed on balance land and amalgamated property/ies in future. The above facts are disclosed and communicated by the Grantors to the Flat Purchasers of Gloria Grace Apartments from time to time. The Flat Purchasers confirmed that they have knowledge of the same and admitted the aforesaid facts and the rights retained by Developer / Grantor No. 3 and have given blanket consent to Developer / Grantor No. 3 for proposed construction and sell of proposed Flats to be constructed on the balance land / amalgamated property and all aforesaid rights and / or all incidental rights. The Flat Purchasers of Gloria Grace Apartments further agreed not to raise any objection in this behalf and further agreed to co-operate the Developer / Grantor No. 3 and the prospective Flat Purchasers in all respect and not to complain for the inconvenience caused if any.

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THIRTY THIRD

a) THAT the Developer / Grantor No. 3 has reserved the right to handover Nala Garden area as per sanctioned plan bearing No. CC/0253/13 Dt. 24/04/2012 to Pune Municipal Corporation as and when required and accept compensation either in the monetary form and / or in the form of F.S.I. / T.D.R. thereof as per D.C.Rules. The flat purchasers have ratified and given consent for the same.

b) As per the terms and conditions of the development laid down by Pune Municipal Corporation the Developer / Grantor No. 3 has handed over 12 meter D.P.Road admeasuring 855.72 Sq.mtrs., 24 meter D.P.Road admeasuring 5809.52 Sq.mtrs. & 60 mtr D.P Road admeasuring 2225.66 Sq.mtrs. (totaling to 8890.90 Sq.mtrs. i.e. 95701.65 Sq.ft.) area bearing S.No. 47/4A+ 4B+ 5+6+ 9+ 11 + 12+16, .0 Bavdhan, Pune (as per new 7/12 extract S.No. 47/4/A+4/B (Part)+5+6+9+11+12+16) vide Transfer Deed Dt. 09/03/2012 registered vide document no. 2857/2012, Dt. 09/03/2012 in the office Sub Registrar Haveli No. 10, Pune and availed benefits thereof. Accordingly the name of Pune Municipal Corporation is mutated on 7/12 extract of the said property for the area

under said reservation. The flat purchasers have ratified and given consent for the same.

c) As per the terms and conditions of the development laid down by Pune Municipal Corporation vide amalgamated layout plan bearing No. CC/1159/2010, Dt. 12/07/2010 the Developer / Grantor No. 3 has handed over amenity space admeasuring 5280.52 Sq.mtrs of the land bearing S.No. 47/4A+ 4B+ 5+6+ 9+ 11 + 12+16, Bavdhan, Pune (as per new 7/12 extract S.No. 47/4/A+4/B (Part)+5+6+9+11+12+16) to Pune Municipal Corporation vide Transfer Deed dt. 09th March, 2012 registered in the office Sub Registrar Haveli No. 10, Pune vide document no. 2857/12, dt. 09-03-2012 and availed benefits thereof. Accordingly the name of Pune Municipal Corporation is mutated on 7/12 extract of the said property for the area under said reservation. The flat purchasers have ratified and given consent for the same.

THIRTY FOURTH

THAT Horticulture Department of Pune Municipal Corporation has as per 'Order' of High Court on Civil Application No. 49/2011 granted permission to uproot the trees obstructing the construction of buildings vide letter No. 1920, Dt. 18/08/2011. In place thereof total 78 trees of various local species are planted in ratio of 1:3 as per Government Order on the said property by Developer / Grantor No. 3. It is sole responsibility of the Gloria Grace Apartment' condominium to conserve and nurture the said trees.

THIRTY FIFTH

The Developer / Grantor No. 3 has obtained NOC's, licenses and certificates by different authorities for various amenities / facilities provided to the Flat Apartment purchasers and the said NOC's/licenses are valid and subsisting. The elected committee members / office bearers of the condominium/Apex Body of condominiums as the case may be looking after upkeep and maintenance of common areas and facilities shall be responsible for renewal of the said No Object Certificates, Licenses, certificates, timely repairs and maintenance of all common amenities / facilities and to take all possible safety measures. The common amenities / facilities need frequent repairs and maintenance. It is duty and responsibility of the elected committee members / office bearers of the Condominium / Apex Body of condominiums to follow all rules, regulations, conditions, etc. and all concerned laws applicable for time being in force and notifications, circulars there under, published by concerned government authorities / departments and to take all possible safety measures and to upkeep and maintain the aforesaid common amenities / facilities and ensure that no untoward incidence such as accident, loss of life, damage to the property takes place. The responsibility of such happenings shall be on the elected committee / office bearers members of the Condominium / Apex body of the condominiums as the case may be looking after the upkeep and maintenance of common areas and amenities / facilities. The Grantors will not be responsible for the consequences.

THE JOINT SUB REGISTRAR HAVELI NO. 10

900१७१६८
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THIRTY SIXTH

THAT the Grantors have reserved the right to file Supplementary Deed of Declaration /Deed of Amendment / Deed of Correction to this Deed and register the same in the office of the concerned Sub-Registrar Pune to bring on record amendment if any or error or omission if any remained in this deed due to oversight. Such Supplementary Deed of Declaration/Deed of Amendment / Deed of Correction shall be part and parcel of this Deed and all deeds shall be read and construed simultaneously and not in isolation. The contents of the Deeds shall be binding on all flat purchasers of the apartment.

THIRTY SEVENTH

THAT in case of amalgamation of the larger property with the adjacent property/ies the persons occupying Flat/s in the building/s to be constructed by the Developer/Grantor No. 3 and / or by its sister concerns on the amalgamated property/ies in future shall have perpetual and uninterrupted right to enter and the right to pass, re-pass, ingress and egress through the larger property including the property of Gloria Grace Apartments. The members of the Gloria Apartments (Phase-I) Building A,B,C,D shall have absolute and uninterrupted right to enter on the property of the Gloria Grace Apartments and vice versa.

THIRTY EIGHTH

THAT the Developer / Grantor No.3 has provided two access to the property from Paud Road. The members are informed to use the access road opposite to Hotel Ambrosia and not use the alternative access as it has stiff slope which may cause accident. As per 'Order' given by Dy.Engineer of Pune Municipal Corporation for completion of the said building/s, the Developer / Grantor No. 3 has furnished Indemnity Bond / Undertaking dated 26/05/2004 duly notarized at Sr.No. 2753/2014 and agreed to indemnify and keep harmless the Pune Municipal Corporation against any complaint by anybody in future in respect of the aforesaid road of stiff slope. This has been communicated to the members of the condominium and it is obligatory on the part of the members of the condominium to comply forever.

THIRTY NINETH

Paranjape Schemes (Construction) Ltd. - Constituent of Developer / Grantor No. 3 herein with the consent of Shruti Tie-up Pvt.Ltd. - Original Developer / Grantor No. 2 and constituent of Developer / Grantor No. 3 herein has inter alia mortgaged all that piece and parcel of the project land of Gloria Grace bearing S.No. 47/4A, 47/4B, 47/5+6+9+11+12+16 situate at Bavdhan (Kh), Pune together with all construction thereon present and future, together with all present and future F.S.I./ T.D.R. and any accruals / income / claim that may arise from the land / construction thereon and all receivables from sell of any unit constructed on the above mentioned land, with Housing Development Finance Corporation Ltd., Shivajinagar Branch, Pune a

company incorporated under the Indian Companies Act, 1956 and having its registered office at Ramon House, H.T. Parekh Marg, 169 Backbay Reclamation, Church gate, Mumbai – 400 020 to raise loan aggregating to Rs. 15,00,000,00/- (Rs. Fifteen Corers only) on the terms and conditions agreed in the Deed of Simple Mortgage Dt. 22/05/2012 registered vide Doc.No. 7115/2012, Dt. 20/07/2012 in the office of Sub Registrar Haveli No. 4, Pune. Paranjape Schemes (Construction) Ltd. accepts entire responsibility to repay the loan with due interest, additional interest, liquidated damages, commitment charges, expenses and other monies payable by law or under the said Deed of Simple Mortgage without endangering right, title, interest of the Purchaser / Transferee in respect of the said Flat. The Owner/Grantor No. 1 and Original Developer / Grantor No. 2 and the Developer / Grantor No. 3 have reserved the right to execute and register Supplementary Deed of Declaration to this Deed after charge is released by the HDFC Ltd.

IN WITNESS WHEREOF THE PARTIES HAVE SET AND SUBSCRIBED THEIR HANDS ON THE DAY AND THE YEAR HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by within named – Owner/Grantor No. 1 through their common Power of Attorney holder Mr. Dilip S. Damle, Director of M/s. Shruti tie-up Pvt. Ltd.

SIGNED AND DELIVERED by within named Original Developer / Grantor No. 2 M/s. Shruti Tie-up Pvt. Ltd. through its Authorised Signatory Mr. Dilip S. Damle



SIGNED AND DELIVERED by within named Developer/Grantor No. 3 M/s. Gloria Associates constituted by M/s. Shruti tie-up Pvt. Ltd. through its Authorized Signatory Mr. Dilip S. Damle and M/s. Paranjape Schemes (Construction) Limited through its Authorised Signatory Shri. S.P. Paranjape



Witnesses:

1)

PRASAD C. DESHPANDE
D/203, MADHUKOSH APT.,
SINHAGAD ROAD, PUNE-411041.

2)

PRASANA V. MARNE.
87/5, Plot No. 10 B,
Shriram Niwas, Azadnagar,
PUNE-29.

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

LEAVY DOCUMENT/DEED OF DECLARATION/GLORIA GRACE - DEED OF DECLARATION-Updated.doc

Agreed as sub to C.

ANNEXURE - 1

(Larger Property)

Sr. No.	New Survey No.	Old Survey No.	Area H=R
1	47/4/A	47/4/1	Out of 00=69, 00=10
2	47/4/A	47/4/1	Out of 00=69, 00=10
3	47/4/A	47/4/1	Out of 00=69, 00=10
4	47/4/A	47/4/1	Out of 00=69, 00=10
5	47/4/B	47/4/2	Out of 01=13, 00=01
6	47/4/B	47/4/2	Out of 01=13, 00=01
7	47/4/B	47/4/2	Out of 01=13, 00=05
8	47/4/B	47/4/2	Out of 01=13, 800 Sq. Ft.
9	47/4/B	47/4/2	Out of 01=13, 00=02
10	47/4/B	47/4/2	Out of 01=13, 00=16
11	47/11	47/12/1/2	Out of 00=08, 00=03
12	47/16	47/16A/2	Out of 00=35, 00=10
13	47/11	47/12/1/2	Out of 00=08, 00=05
14	47/12	47/13	Out of 00=33, 00=28
15	47/12	47/13	Out of 00=33, 00=05
16	47/6	47/6+7+8+9	Out of 00=74, 00=22.3
17	47/6	47/6+7+8+9	Out of 00=74, 00=10
18	47/6	47/6+7+8+9	Out of 00=74, 00=06
19	47/6	47/6+7+8+9	Out of 00=74, 00=10
20	47/6	47/6+7+8+9	Out of 00=74, 00=25.7
21	47/5	47/5	00=99
22	47/4/A	47/4/1	Out of 00=69, 00=22
23	47/9	47/11	00=32
24	47/4/B	47/4/2	Out of 01=13, 00=56.5 out of which 00=26
25	47/4/A	47/4/1	Out of 00=69, 00=07
26	47/4/B	47/4/2	Out of 01=13, 00=03
27	47/4/B	47/4/2	Out of 01=13, 00=10
28	47/4/B	47/4/2	00=00.36 R
			4 11 - 07.50 R

THE SEAL OF THE SUB REGISTRAR HAVELI NO. 4 AREA

गा.न.नं.क्र. ७,७ अ व १२

Annexure 2

गांव बावधन बुद्रुक तालुका : मुळशी जिल्हा : पुणे

भूमापन क्रमांक सर्व्हे नं. / गट क्रमांक	हिस्सा क्र.	धारण प्रकार	गा. न. नं. ७	खाते क्रमांक
४७/४+४७/५+४७/६+४८/१+४२+२६=४		मालकाचे नांव		कुळाचे नांव / खंड
भूमा.क्रमांकाचे नांव स्थानिक नांव		१) रविंद्र अण्णासाहेब मारील २) मिनाक्षी पांडुरंग जिरमल ३) वर्षा अण्णासाहेब काशीळे ४) सुचिता अण्णासाहेब पाटील ५) विमल अण्णासाहेब पाटील ६) चंद्रकांत रायगोंडा पाटील ७) शशिकला सुखदेव डावखर ८) शंकर गणपत नहाले ९) सागर सोहेबराव भेलके १०) बाबुराव मारुती कर्वेनावणे ११) सुरेश १२) चंद्रकांत १३) रामु बाबुराव कर्वेनावणे १४) निशा शशिकांत पाटील १५) दत्तात्रय १६) अनिल १७) सुनील १८) सुलोचना दौलत कर्वेनावणे १९) लता सुनिल शुभाष २०) अरुणी दौलत कर्वेनावणे २१) सुरेश ज्ञानोबा अमराळे २२) आत्माराम दत्तोबा दमाले २३) अलन महियती कुंभरे २४) संभाजी दामोदर घोडके २५) इंदुबाई पांडुरंग जाधव २६) संजय रामचंद्र शेलार २७) उज्वला संजय शेलार २८) पशुराम दत्तोबा दमाले २९) दुर्गा गणेश कदकर ३०) संतोष मलदेव दणे ३१) सपनाम केशव चे ३२) विष्णु मलदेव चे ३३) गिरीश गजानन भेलके ३४) गोपी गजानन भेलके ३५) राधा कुंडलिक आशवार ३६) मुकेश चंपकलाल शेठ ३७) सिमता मुकेश शेठ ३८) रामकृष्ण गोपालकृष्ण निकमी ३९) सुवर्णाबाई रामकृष्ण निकमी ४०) सुरेश बलभीम पोतदार ४१) हरिश हुकुमचंद शेठी ४२) शशी देविदास सणसलाल ४३) रवि दत्तसिंग कठियार ४४) फॉय कलीन ऑल्ड केमर प्रा. ली तर्फे संचालक अशोक श्रीगमेरा	इतर अधिकार मे श्रेती व्यवसाय प्रा.ली तर्फे संचालक अशोक श्रीगमेरा यांचा विकसन करारनामा दि. २०=३३ आर (५२२०) (५२०७)
लागवडी योग्य	है. आर.			
जिरायत...	चौ मी			
बागायत...	४७७५०			
भात शेती...				
एकुण...	४७७५०			
पो.ख...				
वर्ग (अ)...				
वर्ग (ब)...				
एकुण...	४७७५०			
आकार	रुपये पैसे			
जुडी आथवा	५ ≠ ८७			
विशेष आकार				
पाण्यांबाबात				
एकूण	५ ≠ ८७			

पुणे महानगरपालिका हद्दीत १४७१.४२ चौमी (५४७६) (५५०७)

(पुढे पहा)

THE SEAL OF THE REGISTRAR OF HAVELI-IV

हवेली-४

१७६१/२०१८

वर्ष	जमिन कणाऱ्याचे नांव	प्रति	हंगाम	पिकाखालील क्षेत्र									पडीतव पिकास निरुपयोगी अशा जमिनीचा तपशिल		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकुण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अमिश्र पिकांचे क्षेत्र						
				मिश्र पिकांचा संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	प्रकार	क्षेत्र		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
३३१४	[illegible]						[illegible]									

नकल तयार ता. 26 AUG 2014

श्री. एस. एच. गायकवाड
कारकुन तलाठी
साजे - लावघर खु. ।।
ता. भोर, जि. पुणे

SEAL OF THE SUB REGISTRAR ★ HAVELI-IV ★

दस्त-४
२०४१ २१ १८
२०१४

ANNEXURE – 3

Architect Certificate

PRAKASH KULKARNI
ankur associates
ARCHITECTS
101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR, PUNE - 411 005. TEL.: 020-2551 4790 / 91, TELEFAX : 020-2551 4792
E-mail : ankurassociates@yahoo.com, ankurassociates@gmail.com

Date: - 08/08/2013

TO WHOMSOEVER IT MAY CONCERN

F.S.I / T.D.R. Statement

S.No. 47/4A + 4B+5+6+9+11+12+16 , AT- Bavdhan , Pune.
Building 'E , F & G' Gloria (Phase-II)

1.	Area of the Plot	40750.00 Sq.Mtrs.
2.	Net area of the plot	24708.38 Sq.Mtrs.
3.	Land utilized for Bldg 'E,F &G'	7144.00 Sq.Mtrs.
4.	Balance Land (excluding the building A,B,C &D)	14314.93 Sq.Mtrs.
5.	F.S.I. Permissible / sanctioned	36408.97 Sq.Mtrs.
6.	F.S.I. Utilized for Bldg 'A,B,C &D'	22352.92 Sq.Mtrs.
7.	F.S.I. Utilized for Bldg 'E,F &G'	12881.16 Sq.Mtrs.
8.	F.S.I. balance	1174.89 Sq.Mtrs.
9.	T.D.R. Permissible / sanctioned	_____Sq.Mtrs.
	a) 0.4 %	_____Sq.Mtrs.
	b) 0.2 %	_____Sq.Mtrs.
	c)	_____Sq.Mtrs.
	d)	_____Sq.Mtrs.
10.	T.D.R. utilized for Bldg. 'E,F &G'	_____Sq.Mtrs.
	a) 0.4 %	_____Sq.Mtrs.
	b) 0.2 %	_____Sq.Mtrs.
	c)	_____Sq.Mtrs.
	d)	_____Sq.Mtrs

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवेली-४
१००६१ | २२ | ८१
२०१४

PRAKASH KULKARNI
ankur associates
ARCHITECTS
101, TEJOVALAY, CTS. NO. 1187/19, GHOLE ROAD, SHIVAJI NAGAR,
PUNE - 411 005. TEL.: 020-2551 4790 / 91, TELEFAX : 020-2551 4792
E-mail : ankurassociates@yahoo.com, ankurassociates@gmail.com

11. T.D.R. balance

a) 0.4 % ____Sq.Mtrs.

b) 0.2 % _____Sq.Mtrs.

c) _____Sq.Mtrs.

d) _____Sq.Mtrs.

For ankurassociates

(Prakash Kulkarni)
CA/98/22909

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवेली-४
१००५/२७/१२
२०१४

ANNEXURE - 4

(Statement of Development Agreements)

Sr. No.	Names of erstwhile owner	Type of instrument executed	Date of the instrument	Date of registration and registration number
1	Chandrakant Raygonda Patil	Development agreement	21.11.05	22.11.05, 4106/05
2	Shankar Ganpat Wahale	Development agreement	25.05.05	25.05.05, 862/05
3	Sagar Sahebrao Bhelke	Development agreement	24.05.05	24.05.05, 851/05
4	Radhakrishna Sukhdev Davkhar	Development agreement	24.05.05	24.05.05, 847/05
5	Mrs. Durga Ganesh Rudrakar	Development agreement	01.07.05	01.07.05, 1557/05
6	Sambhaji Dajiram Ghodke, Mrs. Indubai Pandurang Jadhav	Development agreement	04.03.06	04.03.06, 1651/06
7	Dattatray Doulat Karanjavane, Anil Doulat Karanjavane, Sunil Doulat Karanjavane, Smt. Sulochana Doulat Karanjavane, Mrs. Lata Sunil Dhumal and Mrs. Jayashri Sunil Mohite through Power of Attorney holder and consenting party Anil Dnyanoba Dhamale	Development agreement	08.03.06	08.03.06, 1757/06
8	-do-	Development agreement	08.03.06	08.03.06, 1757/06
9	-do-	Development agreement	08.03.06	08.03.06, 1753/06
10	Suresh Dnyanoba Amrale, Atmaram Dattoba Dhamale, Arun Mahipati Kumbar, Sanjay Ramchandra	Development agreement	25.05.05	25.05.05, 869/05

SEAL OF THE SUB REGISTRAR HAVELI-IV

हवेली-४
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२०१४

Sr. No.	Names of erstwhile owner	Type of instrument executed	Date of the instrument	Date of registration and registration number
	Dhongade, Ujwala Sanjay Dhongade and Parashuram Dattoba Dhamale			
11	Suresh Balbhim Potdar	Development agreement	24.05.05	24.05.05, 849/05
12	Ramkrishna Gopalkrishna Nidmarti, Mrs. Shubhalxmi Ramkrishna Nidmarti	Development agreement	16.04.05	16.04.05, 115/05
13	-do-	Development agreement	16.04.05	16.04.05, 115/05
14	Ravi Duttsingh Katiyar	Development agreement	25.04.05	25.04.05, 201/05
15	Fab Clean and Care Pvt. Ltd.	Agreement to sell	13.09.05	13.09.05, 2826/05
16	Sarvottam Keshav Pai, Vishnu Madhav Pai	Development agreement	22.11.05	22.11.05, 4108/05
17	Radha Kundalik Zargad	Development agreement	16.04.05	25.04.05, 126/05
18	Gopi Gajanan Bhelke	Development agreement	16.04.05	25.04.05, 117/05
19	Girish Gajanan Bhelke	Development agreement	16.04.05	25.04.05, 119/05
20	Ravindra Appasaheb Patil, Mrs. Minakshi Parisa Girmal, Mrs. Varsha Appasaheb Katrale, Miss. Suchita Appasaheb Patil, Smt. Vimal Appasaheb Patil and Mrs. Nisha Raosaheb Patil	Development agreement	25.04.05	25.04.05, 208/05
21	-do-	-do-	-do-	-do-

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवेली-४
१००७ | २४ | २०२४

Sr. No.	Names of erstwhile owner	Type of instrument executed	Date of the instrument	Date of registration and registration number
22	-do-	-do-	-do-	-do-
23	Mukesh Champaklal Shah, Mrs. Smita Mukesh Shah	Development agreement	01.07.05	01.07.05, 1554/05
24	Baburao Maruti Karanjavane, Suresh Baburao Karanjavane, Chandrakant Baburao Karanjavane, Rajendra Baburao Karanjavane, Smt. Nanda Shivaji Kharod, Smt. Vimal Appasaheb Patil and Mrs. Nisha Raosaheb Patil	Development agreement	29.10.05	29.10.05, 3650/05
25	-do-	-do-	-do-	-do-
26	Santosh Mahadev Dagade	Development Agreement	16.01.07	16.01.07, 389/07
27	Dattatray Doulat Karanjavane, Anil Doulat Karanjavane, Sunil Doulat Karanjavane, Smt. Sulochana Doulat Karanjavane, Mrs. Lata Sunil Dhumal and Mrs. Jayashri Sunil Mohite	Development Agreement	03.03.07	03.03.07, 1886/07
28	Dattatray Doulat Karanjavane, Anil Doulat Karanjavane, Sunil Doulat Karanjavane, Smt. Sulochana Doulat Karanjavane, Mrs. Lata Sunil Dhumal and Mrs. Jayashri Sunil Mohite through POA holder Dilip Tukaram Vedepatil.	Development Agreement	11.01.2008	11.01.2008, 367/08

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES HAVELI-IV

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ANNEXURE – 5

Completion Certificate

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

0007037

बांधकाम नियंत्रण कार्यालय

क्रमांक : CC/02553/14

दिनांक : 30/5/2014

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

भोगवटा पत्र 'अंतिम' – E, F, G इमारत

इतर तपशील

श्री. / श्रीमती चंद्रकांत रायगोंडा पाटील व इतर (PAN)

राहणार तर्फे आर्की. प्रकाश कुलकर्णी, 101 तेजोवलय बिल्डींग. CTS NO 1187/1/9, खोले रोड शिवाजीनगर पुणे पिन 411005.

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २६४ व एम्. आर्. टी. पी ॲक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ खाववधन खुर्द ..... क्षेत्रांक ———— फायनल प्लॉट क्र / टी. पी. स्कीम गांव ———— सर्वे क्र. S.N.047/4A+4B+5+6+93 47/11+12+16 इकडील संमती पत्र / कम्प्लेशन सर्टिफिकेट क्रमांक दिनांक Revised – CC/02553/12 दि. 24/4/2012 अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कम्प्लेशन सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक 21/3/2014 रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन मान्य नकाशाप्रमाणे.

मजले	"E" विंग	"F" विंग	"G" विंग
बेसमेंट पार्किंग	पार्किंग	पार्किंग	-
तळमजला	पार्किंग	पार्किंग	पार्किंग
पहिला	सदनिका १०१ ते १०८	सदनिका १०१ ते १०३	सदनिका १०१ ते १०१
दुसरा	सदनिका २०१ ते २०८	सदनिका २०१ ते २०३	सदनिका २०१ ते २०३
तिसरा	सदनिका ३०१ ते ३०८	सदनिका ३०१ ते ३०३	सदनिका ३०१ ते ३०१
चौथा	सदनिका ४०१ ते ४०८	सदनिका ४०१ ते ४०३	सदनिका ४०१ ते ४०३
पाचवा	सदनिका ५०१ ते ५०८	सदनिका ५०१ ते ५०३	सदनिका ५०१ ते ५०३
सहावा	सदनिका ६०१ ते ६०८	सदनिका ६०१ ते ६०३	सदनिका ६०१ ते ६०३
सातवा	सदनिका ७०१ ते ७०८	सदनिका ७०१ ते ७०३	सदनिका ७०१ ते ७०३
आठवा	सदनिका ८०१ ते ८०८	सदनिका ८०१ ते ८०३	सदनिका ८०१ ते ८०३
नववा	सदनिका ९०१ ते ९०८	सदनिका ९०१ ते ९०३	सदनिका ९०१ ते ९०३
दहावा	सदनिका १००१ ते १००८	सदनिका १००१ ते १००३	सदनिका १००१ ते १००३
अकरावा	सदनिका ११०१ ते ११०८	सदनिका ११०१ ते ११०३	सदनिका ११०१ ते ११०३
एकूण	सदनिका ८६	सदनिका ३२	सदनिका ३२

बेसमेंट व तळमजला संपूर्ण पार्किंगसह एकूण १५० सदनिका फक्त.

सहायक अभियंता,
बांधकाम नियंत्रण क. 3
पुणे महानगरपालिका.

29/5/2014

अट "परिशिष्ट मान्य नकाशा दर्शविल्याप्रमाणे सर्व पार्किंगच्या जागा व देवघरील रेन, पार्टीशन वॉल, कंपाउंड वगैरे तीन साक्षीदार कायदेशीर पंडित यांचे (मे. देसवाल, कोणतेही पूर्व सूचना न देता संपूर्ण अनधिकृत बांधकाम पाडण्यात येतील व त्यासिलचर्च खेचाम संपूर्ण सर्व खर्चास सोसायटी/मालक पात्रेकडून वसूल करण्यात येईल.

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES HAVELI-IV

हवेली-४

९१०५/२०१४

GLORIA GRACE APARTMENTS

BLDG. / WING	FLOOR		FLAT NO.		NAME	AGREEMENT VALUE (RS.)	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN % (based on Carpet area Sq.mtr.)
E			101	E-101	UNSOLD - GLORIA ASSOCIATES	66,29,970	1,060	98.48	180	16.72	128	0.76
E	1		102	E-102	UNSOLD - GLORIA ASSOCIATES	66,89,222	1,060	98.48	210	19.51	117	0.76
E	1		103	E-103	MAHAJANI SIDDHARTH SHRIKANT	75,22,500	1,017	94.48	267	24.80	96	0.73
E	1	-	104	E-104	MAHAJANI APOORVA SIDDHARTH	72,75,000	1,017	94.48	223	20.72	95	0.73
E	1	-	105	E-105	AUNDHEKAR PUSHPA ANIL	52,72,000	819	76.09	175	16.26	28	0.59
E	1	-	106	E-106	DOLLIN MANJULA	72,83,200	1,052	97.73	247	22.95	131	0.75
E	1	-	107	E-107	JOSHI AVINASH BHASKAR	72,83,200	1,052	97.73	247	22.95	125	0.75
E	1	-	108	E-108	AUNDHEKAR GEETA GOPAL	52,72,000	819	76.09	175	16.26	27	0.59
E	2		201	E-201	DESHPANDE PRANJALI VINEET	74,14,500	1,060	98.48	205	19.04	98	0.76
E	2		202	E-202	ABHYANKAR PARAG SURESH	72,21,000	1,060	98.48	170	15.79	104	0.76
E	2	-	203	E-203	SAJANPAWAR PRABHAKAR RAGHUNATH.	66,68,300	1,020	94.76	165	15.33	1.3	0.73
E	2	-	204	E-204	SAJANPAWAR PRABHAKAR RAGHUNATH	65,39,300	1,020	94.76	141	13.10	120	0.73

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

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Annexure-6

BLDG. / WING	FLOOR		FLAT NO.		NAME	AGREEMENT VALUE (RS.)	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN % (based on Carpet area Sq.mtr.)
E			205	E-205	PATIL MUGDHA SAMRAT	53,56,000	819	76.09	192	17.84	33	0.59
E		-	206	E-206	MARATHE MEDHA MILIND	66,00,000	1,052	97.73	208	19.32	20	0.75
E	2	-	207	E-207	KOTNIS USHA SHASHIKANT	50,51,591	1,052	97.73	208	19.32	134	0.75
E	2	-	208	E-208	BAPAT SWATI VIJAY	53,56,000	819	76.09	192	17.84	18	0.59
E	3	-	301	E-301	KULKARNI NILESH PRABHAKARRAO	69,15,000	1,060	98.48	180	16.72	126	0.76
E	3	-	302	E-302	GRAMPUROHIT RAVINDRA KRISHNA	74,46,000	1,060	98.48	210	19.51	97	0.76
E	3	-	303	E-303	KULKARNI NEERAJ ASHOK	65,45,106	1,017	94.48	267	24.80	105	0.73
E	3	-	304	E-304	GHAYAL KEDAR DEEPAK	72,75,000	1,017	94.48	223	20.72	100	0.73
E	3	-	305	E-305	MAGIKAR NIRANJAN SHRIKRISHNA	52,72,000	819	76.09	175	16.26	32	0.59
E	3	-	306	E-306	DANGE DEVENDRA SHASHIKANT	67,96,000	1,052	97.73	247	22.95	45	0.75
E	3	-	307	E-307	PATWARI RAJESH SHRIPAD	76,08,000	1,052	97.73	247	22.95	102	0.75
E	3	-	308	E-308	DESHMUKH PRAJAKTA KISHOR	52,72,000	819	76.09	175	16.26	19	0.59
E	4	-	401	E-401	DOIFODE NITIN MADHUKARRAO	74,14,500	1,060	98.48	205	19.04	109	0.76
E	4	-	402	E-402	KULKARNI SATISH GANGADHAR	72,21,000	1,060	98.48	170	15.79	103	0.76
E	4	-	403	E-403	KULKARNI NITIN SHANKAR	55,65,600	1,020	94.76	165	15.33	54	0.73
E	4	-	404	E-404	BHIDE AJAY M.	64,66,750	1,020	94.76	141	13.10	111	0.73

BLDG. / WING	FLOOR		FLAT NO.		NAME	AGREEMENT VALUE (RS.)	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN % (based on Carpet area Sq.mtr.)
E	4	-	405	E-405	KALE RAHUL SHRINIVAS	53,56,000	819	76.09	192	17.84	49	0.59
E	4	-	406	E-406	CHOUDHARY RENUKADAS	49,88,200	1,052	97.73	208	19.32		0.75
E	4	-	407	E-407	PHANSALKAR CHAITANYA VASANT	66,00,000	1,052	97.73	208	19.32	26	0.75
E	4	-	408	E-408	NEHETE NIKITA VASUDEO	53,56,000	819	76.09	192	17.84	29	0.59
E	5	-	501	E-501	GODBOLE SUJAY SHRIKANT	68,93,266	1,060	98.48	180	16.72	119	0.76
E	5	-	502	E-502	GODBOLE SHRIPAD VIJAY	71,28,400	1,060	98.48	210	19.51	132	0.76
E	5	-	503	E-503	MAHULE ABHIJEET PRADIP	75,00,500	1,017	94.48	267	24.80	99	0.73
E	5	-	504	E-504	JADHAV PRAMOD NAVANATH	69,65,000	1,017	94.48	223	20.72	138	0.73
E	5	-	505	E-505	CHANDRASHEKAR LEENA	47,12,650	819	76.09	175	16.26	50	0.59
E	5	-	506	E-506	DESHPANDE AMEYA RAMESH	67,46,000	1,052	97.73	247	22.95	46	0.75
E	5	-	507	E-507	KELKAR ANITA ANANT	54,21,800	1,052	97.73	247	22.95	57	0.75
E	5	-	508	E-508	KALWAGHE RANJANA RAVIKANT	36,00,000	819	76.09	175	16.26	42	0.59
E	6	-	601	E-601	BHAVE ABHIRAM ARVIND	70,98,300	1,060	98.48	205	19.04	135	0.76
E	6	-	602	E-602	WALAWALKAR PALLAVI ABHIJIT	69,13,400	1,060	98.48	170	15.79	110	0.76
E	6	-	603	E-603	DANDE MEENA DHANANJAY	66,17,000	1,020	94.76	165	15.33	114	0.73
E	6	-	604	E-604	KANAGO ANAND GURUNATH	59,73,000	1,020	94.76	141	13.10	17	0.73
E	6	-	605	E-605	WAGLE KEDAR	46,49,000	819	76.09	192	17.84	55	0.59
E	6	-	606	E-606	THATTE PRATIBHA PRAKASH	46,00,000	1,052	97.73	208	19.32	21	0.75

BLDG. / WING	FLOOR		FLAT NO.		NAME	AGREEMENT VALUE (RS.)	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN % (based on Carpet area Sq.mtr.)
E	6	-	607	E-607	THATTE RAVINDRA	66,00,000	1,052	97.73	208	19.32	24	0.75
E	6	-	608	E-608	JADHAV SANTOSH RAMDHAN	36,00,000	819	76.09	192	17.84	40	0.59
E	7	-	701	E-701	DESAI ASHWIN ARUN	66,53,500	1,060	98.48	180	16.72	43	0.76
E	7	-	702	E-702	SONUNE AMOL MANOHAR	66,52,000	1,060	98.48	210	19.51	44	0.76
E	7	-	703	E-703	KEKATPURE MOHINI VINAY	73,76,446	1,017	94.48	267	24.80	108	0.73
E	7	-	704	E-704	DESHPANDE PAYOD VIJAY	65,00,000	1,017	94.48	223	20.72	16	0.73
E	7	-	705	E-705	PAWAR SNEHAL UTTAM	56,44,900	819	76.09	175	16.26	113	0.59
E	7	-	706	E-706	MENSE SANJAY KRISHNA	68,34,275	1,052	97.73	247	22.95	1.2	0.75
E	7	-	707	E-707	SHIRALKAR NACHIKET PRAFULLA	66,86,025	1,052	97.73	247	22.95	101	0.75
E	7	-	708	E-708	DESHPANDE SHRIRAM VITHAL	58,43,500	819	76.09	175	16.26	107	0.59
E	8	-	801	E-801	SRINIVAS KRISHNA KUMAR	66,24,000	1,060	98.48	205	19.04	22	0.76
E	8	-	802	E-802	KALE KIRAN KAMALAKAR	69,13,400	1,060	98.48	170	15.79	118	0.76
E	8	-	803	E-803	BHAGWAT MUKUL	66,68,300	1,020	94.76	165	15.33	129	0.73
E	8	-	804	E-804	SAPKAL CHITRA SHRIPAD	61,04,000	1,020	94.76	141	13.10	15	0.73
E	8	-	805	E-805	PARCHURE HIMANSHU NILKANTH	67,50,000	1,052	97.73	208	19.32	53	0.75
E	8	-	806	E-806	DIXIT NITIN SUDHAKAR	66,00,000	1,052	97.73	208	19.32	31	0.75
E	9	-	901	E-901	MOKASHI NITIN SHARADCHANDRA	69,65,000	1,060	98.48	180	16.72	124	0.76

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BLDG. / WING	FLOOR		FLAT NO.		NAME	AGREEMENT VALUE (RS.)	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN % (based on Carpet area Sq.mtr.)
E	9	-	902	E-902	SHAH KERUL TARACHAND	66,52,000	1,060	98.48	210	19.51	25	0.76
E	9	-	903	E-903	KULKARNI SARIKA MAHESH	71,69,587	1,017	94.48	267	24.80	112	0.73
E	9	-	904	E-904	CHANDAN DEVYANI KOMAL	65,00,000	1,017	94.48	223	20.72	14	0.73
E	9	-	905	E-905	CHINEY ASHWINI SHAILESH	44,51,200	819	76.09	175	16.26	51	0.59
E	9	-	906	E-906	MADHAVI VASANT VASUDEO	67,96,000	1,052	97.73	247	22.95	35	0.75
E	9	-	907	E-907	MATE PINAKIN PRASAD	75,14,989	1,052	97.73	247	22.95	16	0.75
E	9	-	908	E-908	PAWAR SHRUTI SACHIN	36,00,000	819	76.09	175	16.26	39	0.59
E	10	-	1001	E-1001	KULKARNI NILIMA VIVEK	70,77,480	1,060	98.48	205	19.04	116	0.76
E	10	-	1002	E-1002	KULKARNI ANIRUDDHA ARUN	68,73,400	1,060	98.48	170	15.79	127	0.76
E	10	-	1003	E-1003	KADAM RUPALI NARESH	62,24,000	1,020	94.76	165	15.33	115	0.73
E	10	-	1004	E-1004	JOSHI AJAY PRABHAKAR	61,04,000	1,020	94.76	141	13.10	34	0.73
E	10	-	1005	E-1005	PANAT PRABHAKAR WASUDEO	46,49,000	819	76.09	192	17.84	56	0.59
E	10	-	1006	E-1006	BHAVE SANJAY REVANHASIDDHA	57,33,750	1,052	97.73	208	19.32	48	0.75
E	10	-	1007	E-1007	JADHAO SUDHIR GANESHRAO	46,00,000	1,052	97.73	208	19.32	38	0.75
E	10	-	1008	E-1008	DESHMUKH SUREKHA YASHWANT	36,00,000	819	76.09	192	17.84	37	0.59
E	11	-	1101	E-1101	MANOHAR ASHUTOSH ANANT	69,65,000	1,060	98.48	180	16.72	122	0.76
E	11	-	1102	E-1102	MANOHAR ASHUTOSH ANANT	71,28,400	1,060	98.48	210	19.51	121	0.76

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BLDG. / WING	FLOOR		FLAT NO.		NAME	AGREEMENT VALUE (RS.)	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN % (based on Carpet area Sq.mtr.)
E	11		1103	E-1103	NIGVEKAR ARUN BHIWA	67,20,000	1,017	94.48	267	24.80	30	0.73
E	11		1104	E-1104	KEMBHAVI PRAMOD VITHAL	69,65,000	1,017	94.48	223	20.72	130	0.73
E	11	-	1105	E-1105	HARSHE SACHIN SURESH	52,72,000	819	76.09	175	16.26	52	0.59
E	11	-	1106	E-1106	KULKARNI AVINASH NARAYANRAO	67,96,000	1,052	97.73	247	22.95	137	0.75
E	11	-	1107	E-1107	SHINGATE SUNIL VISHWAS	67,96,000	1,052	97.73	247	22.95	133	0.75
E	11	-	1108	E-1108	DHARURKAR VIJAY LAXMIKANT	52,72,000	819	76.09	175	16.26	23	0.59
F	1	-	101	F-101	JOSHI MANGALA	68,96,200	1,066	99.03	161	14.96	140	0.76
F	1	-	102	F-102	DEODHAR ANKUR VISHWAS	51,15,000	785	72.93	71	6.60	94	0.56
F	1	-	103	F-103	KAPDE SUMIT	45,95,700	741	68.84	58	5.39	92	0.53
F	2	-	201	F-201	ABHANGE RAJENDRA GOPALRAO	69,13,400	1,068	99.22	162	15.05	142	0.77
F	2	-	202	F-202	BHADALE MADHAV PANDURANG	48,44,000	785	72.93	71	6.60	5	0.56
F	2	-	203	F-203	KULKARNI AJAY SHRIPAD	45,95,700	741	68.84	58	5.39	7	0.53
F	3	-	301	F-301	PIKALE SHIVSHANKAR KRISHNARAO	68,46,200	1,066	99.03	161	14.96	2	0.76
F	3	-	302	F-302	MANGRULKAR ASHWINI SHRIRAJ	48,51,000	785	72.93	71	6.60	3	0.56
F	3	-	303	F-303	BHAMBURE NIKHIL NARESH	45,45,700	741	68.84	58	5.39	10	0.53
F	4	-	401	F-401	HIRLEKAR ASHWINI SUDARSHAN	68,63,400	1,068	99.22	162	15.05		0.77
F	4	-	402	F-402	PHATAK VISHWAS CHINTAMAN	49,01,000	785	72.93	71	6.60	65	0.56

BLDG. / WING	FLOOR		FLAT NO.		NAME	AGREEMENT VALUE (RS.)	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN % (based on Carpet area Sq.mtr.)
F	4	-	403	F-403	DAMLE AMEYA NANDKISHOR	45,95,700	741	68.84	58	5.39	63	0.53
F	5	-	501	F-501	JAHAGIRDAR PADMANABH VARADRAJ	68,96,200	1,066	99.03	161	14.96	70	0.76
F	5	-	502	F-502	PANDE MILIND	45,80,000	785	72.93	71	6.60	4	0.56
F	5	-	503	F-503	GOKHALE YOGESH HEMANT	42,96,000	741	68.84	58	5.39	58	0.53
F	6	-	601	F-601	SHAHANE NILESH SURESH	68,38,400	1,068	99.22	162	15.05	1.4	0.77
F	6	-	602	F-602	PATIL DAYANAND BAJIRAO	49,01,000	785	72.93	71	6.60	59	0.56
F	6	-	603	F-603	DATAR PRASHANT PRASAD	45,95,700	741	68.84	58	5.39	60	0.53
F	7	-	701	F-701	SHEWALE VAIJAYANTI DINKAR	68,96,200	1,066	99.03	161	14.96	64	0.76
F	7	-	702	F-702	DHARMADHIKARI RAJENDRA V	45,80,000	785	72.93	71	6.60	13	0.56
F	7	-	703	F-703	MEHTA BHAVNA AJAY	47,95,500	741	68.84	58	5.39	93	0.53
F	8	-	801	F-801	PADHYE PRASHANT VISHNU	69,13,400	1,068	99.22	162	15.05	61	0.77
F	8	-	802	F-802	TAKTE AMIT AVINASH	49,01,000	785	72.93	71	6.60	66	0.56
F	9	-	901	F-901	MIRANI JAYESH RAMESHCHANDRA	67,42,800	1,066	99.03	161	14.96	141	0.76
F	9	-	902	F-902	DINDORKAR GIRISH PRABHAKAR	49,01,000	785	72.93	71	6.60	12	0.56
F	9	-	903	F-903	CHAIL SHILPA PARTHA	47,95,500	741	68.84	58	5.39	139	0.53
F	10	-	1001	F-1001	KSHATRIYA CHANDRASHEKHAR PREMCHAND	50,00,000	1,068	99.22	162	15.05	9	0.77

BLDG. / WING	FLOOR		FLAT NO.		NAME	AGREEMENT VALUE (RS.)	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN % (based on Carpet area Sq.mtr.)
F	10	-	1002	F-1002	AVALASKAR VISHWAS MAHADEO	49,01,000	785	72.93	71	6.60	62	0.56
F	10	-	1003	F-1003	DHARMADHIKARI SANJAY MARTAND	45,95,700	741	68.84	58	5.39	68	0.53
F	11	-	1101	F-1101	UNSOLD - GLORIA ASSOCIATES	72,89,810	1,066	99.03	161	14.96	91	0.76
F	11	-	1102	F-1102	DESHMUKH KAILAS BHASKARRAO	35,00,000	785	72.93	71	6.60	11	0.56
F	11	-	1103	F-1103	KELKAR PRAKASH GANAPATI	45,44,678	741	68.84	58	5.39	6	0.53
G	1	-	101	G-101	DINDORE HEMANT DEVIDAS	47,76,300	779	72.37	54	5.02	88	0.56
G	1	-	102	G-102	MARATHE AMIT GOVIND	63,64,000	1,036	96.25	102	9.48	87	0.74
G	1	-	103	G-103	GOKHALE ONKAR YASHWANT	47,76,300	779	72.37	54	5.02	144	0.56
G	2	-	201	G-201	MANOHAR PRASHANT UDAY	45,18,300	706	65.59	79	7.34	90	0.51
G	2	-	202	G-202	PATIL ATUL RAMCHANDRA	66,17,000	1,038	96.43	150	13.94	159	0.74
G	2	-	203	G-203	PARALIKAR PRANAV SHYAMAPRASAD	45,18,300	706	65.59	79	7.34	76	0.51
G	3	-	301	G-301	MORE GAJANAN ATMARAM	42,90,000	706	65.59	54	5.02	155	0.51
G	3	-	302	G-302	BAPAT VARADA RAMESH	64,18,900	1,036	96.25	102	9.48	89	0.74
G	3	-	303	G-303	NALLE DIPALI RAVI	43,85,000	706	65.59	54	5.02	147	0.51
G	4	-	401	G-401	TAMHANE SANDHYA DEEPAK	47,14,500	706	65.59	79	7.34	84	0.51

BLDG. / WING	FLOOR		FLAT NO.		NAME	AGREEMENT VALUE (RS.)	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN % (based on Carpet area Sq.mtr.)
G	4	-	402	G-402	SHINDE SWAPNIL UDDHAVRAO	69,82,500	1,038	96.43	150	13.94	83	0.74
G	4	-	403	G-403	CHOUDHARI BHOJRAJ B.	45,18,300	706	65.59	79	7.34	143	0.51
G	5	-	501	G-501	AHIRE ABHISHEK CHARUDATTA	43,37,500	706	65.59	54	5.02	152	0.51
G	5	-	502	G-502	BHONGE NISHANT PRAKASH	67,03,500	1,036	96.25	102	9.48	86	0.74
G	5	-	503	G-503	JOSHI KAPIL SHRIKANT	43,85,000	706	65.59	54	5.02	153	0.51
G	6	-	601	G-601	APTE ABHAY VASANT	44,20,200	706	65.59	79	7.34	150	0.51
G	6	-	602	G-602	UTAGIKAR ASHISH PURUSHOTTAM	54,22,500	1,038	96.43	150	13.94	160	0.74
G	6	-	603	G-603	SHINDE DEEPALI PRASHANT	44,68,300	706	65.59	79	7.34	145	0.51
G	7	-	701	G-701	DESHPANDE SAMEER SATISH	43,35,000	706	65.59	54	5.02	75	0.51
G	7	-	702	G-702	KHADILKAR ABHILASH RANGANATH	67,03,500	1,036	96.25	102	9.48	85	0.74
G	7	-	703	G-703	DESHPANDE SAMEER SATISH	43,35,000	706	65.59	54	5.02	74	0.51
G	8	-	801	G-801	JOSHI SAMEER HEMANT	45,18,300	706	65.59	79	7.34	80	0.51
G	8	-	802	G-802	SAHASRABUDHE KAUSTUBH SHREEKANT	66,85,500	1,038	96.43	150	13.94	77	0.74
G	9	-	901	G-901	KANDALKAR NEHA YOGESH	43,35,000	706	65.59	54	5.02	151	0.51
G	9	-	902	G-902	SAJANPAWAR SUNANDA PRABHAKAR	64,18,900	1,036	96.25	102	9.48	79	0.74

BLDG. / WING	FLOOR		FLAT NO.		NAME	AGREEMENT VALUE (RS.)	CARPET SQ.FT.	CARPET SQ.MTR.	TERRACE SQ.FT.	TERRACE SQ.MT.	PARKING NO.	VOTING RIGHTS & UNDIVIDED SHARE, INT. IN COMMON AREAS & FACILITIES IN % (based on Carpet area Sq.mtr.)
G			903	G-903	HEGDE VINOD DAMODAR	43,35,000	706	65.59	54	5.02	148	0.51
G			1001	G-1001	KEKATPURE DEVDUTTA R.	44,20,200	706	65.59	79	7.34	146	0.51
G	10		1002	G-1002	GANORE SUBHASH PANDHARINATH	59,43,000	1,038	96.43	150	13.94	78	0.74
G	10		1003	G-1003	SAHAY KRISHNA	42,24,000	706	65.59	79	7.34	158	0.51
G	11		1101	G-1101	NAPATE PRADNYA P.	41,00,000	706	65.59	54	5.02	157	0.51
G	11		1102	G-1102	YASHOD NALINI BHASKAR	64,18,900	1,036	96.25	102	9.48	154	0.74
G			1103	G-1103	NAPATE POORVA P	41,00,000	706	65.59	54	5.02	156	0.51
					TOTAL	874339995		12951.23				100.00

NOTE :- The Developer / Grantor No. 3 shall not be liable to pay any maintenance charge of the Unsold Flats.

Gloria E, F, G Bldg, Lower Level Parking



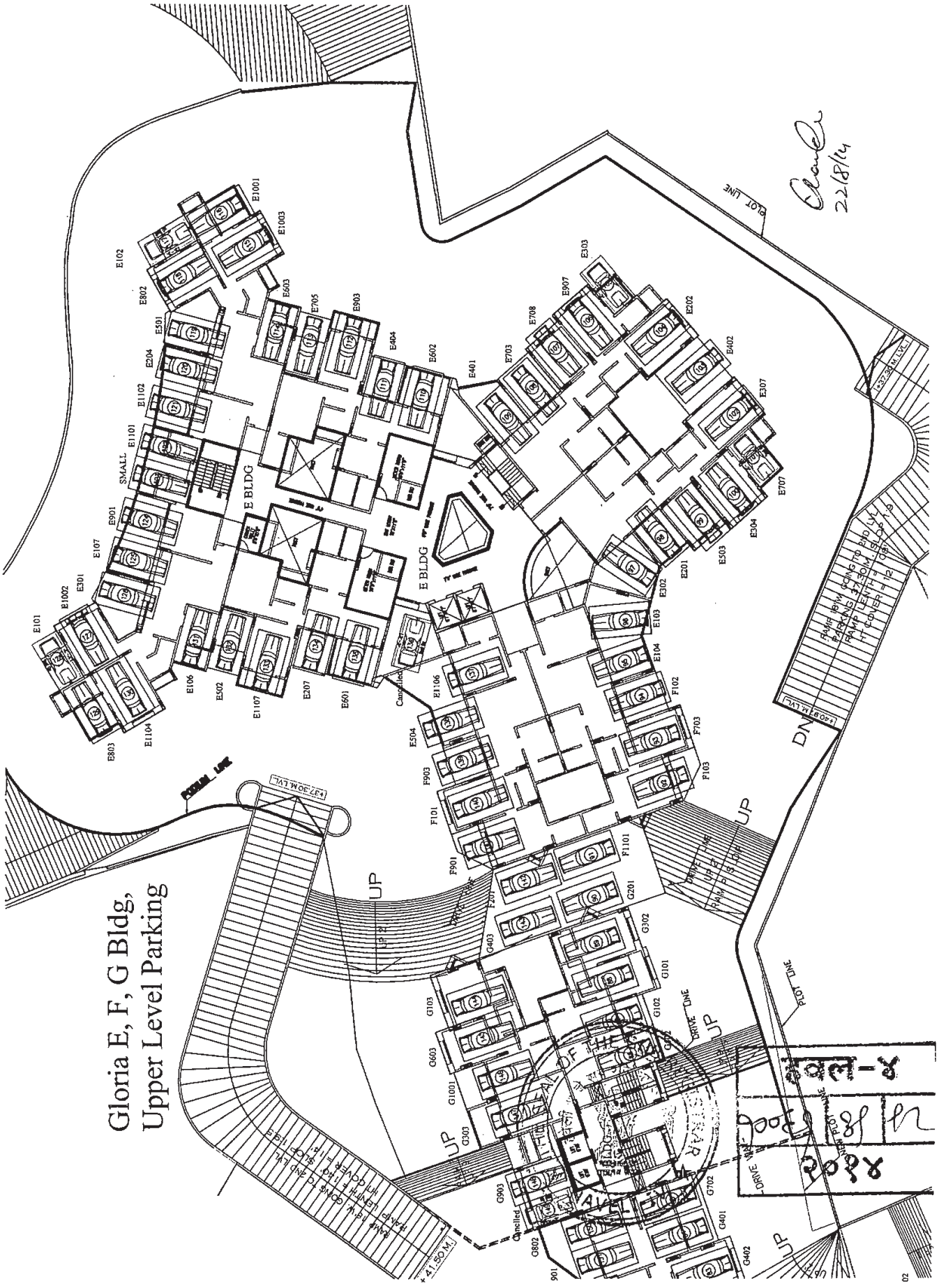
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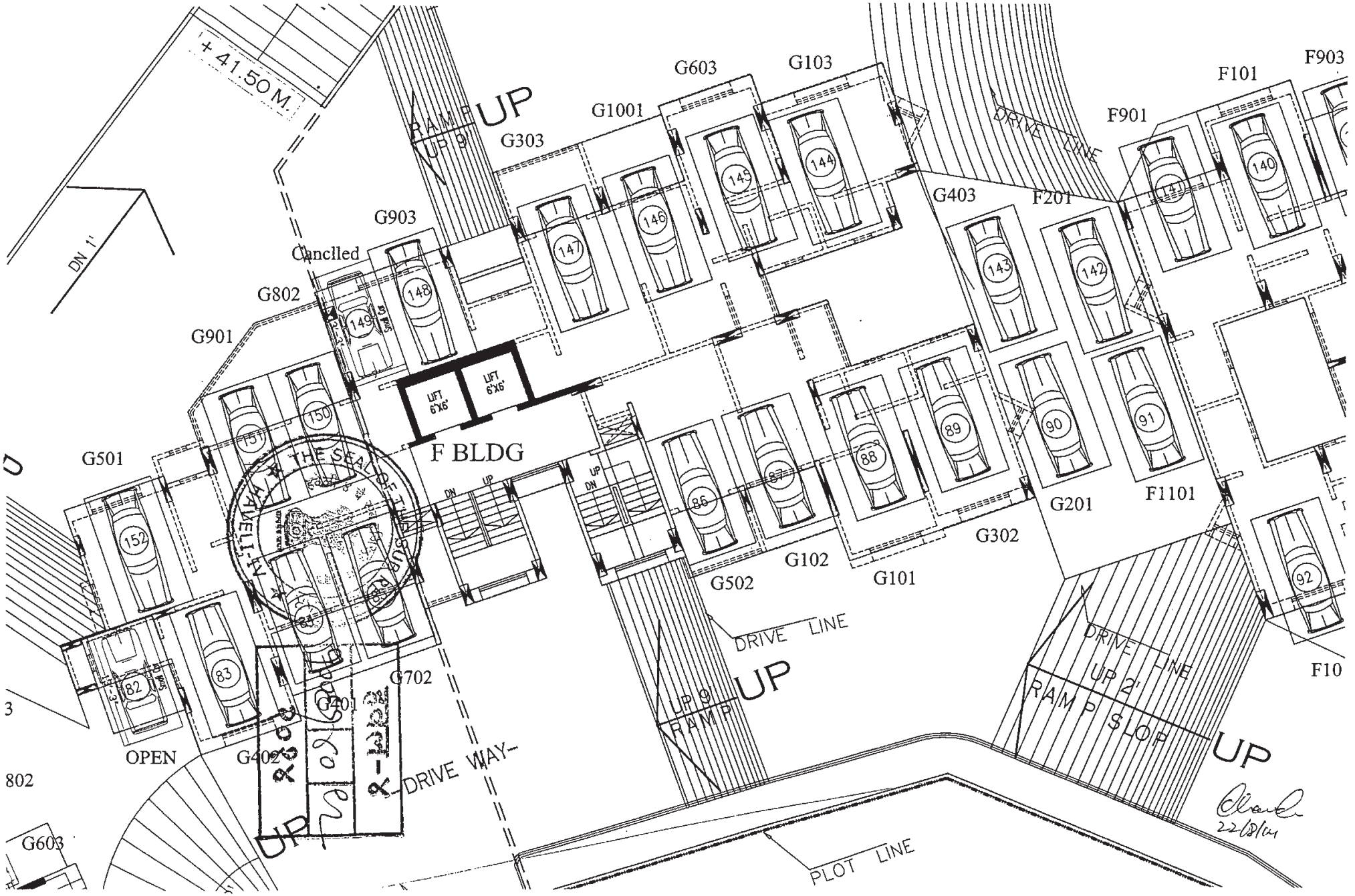
E_WING	+37.30 M.
F_WING	+37.90 M.

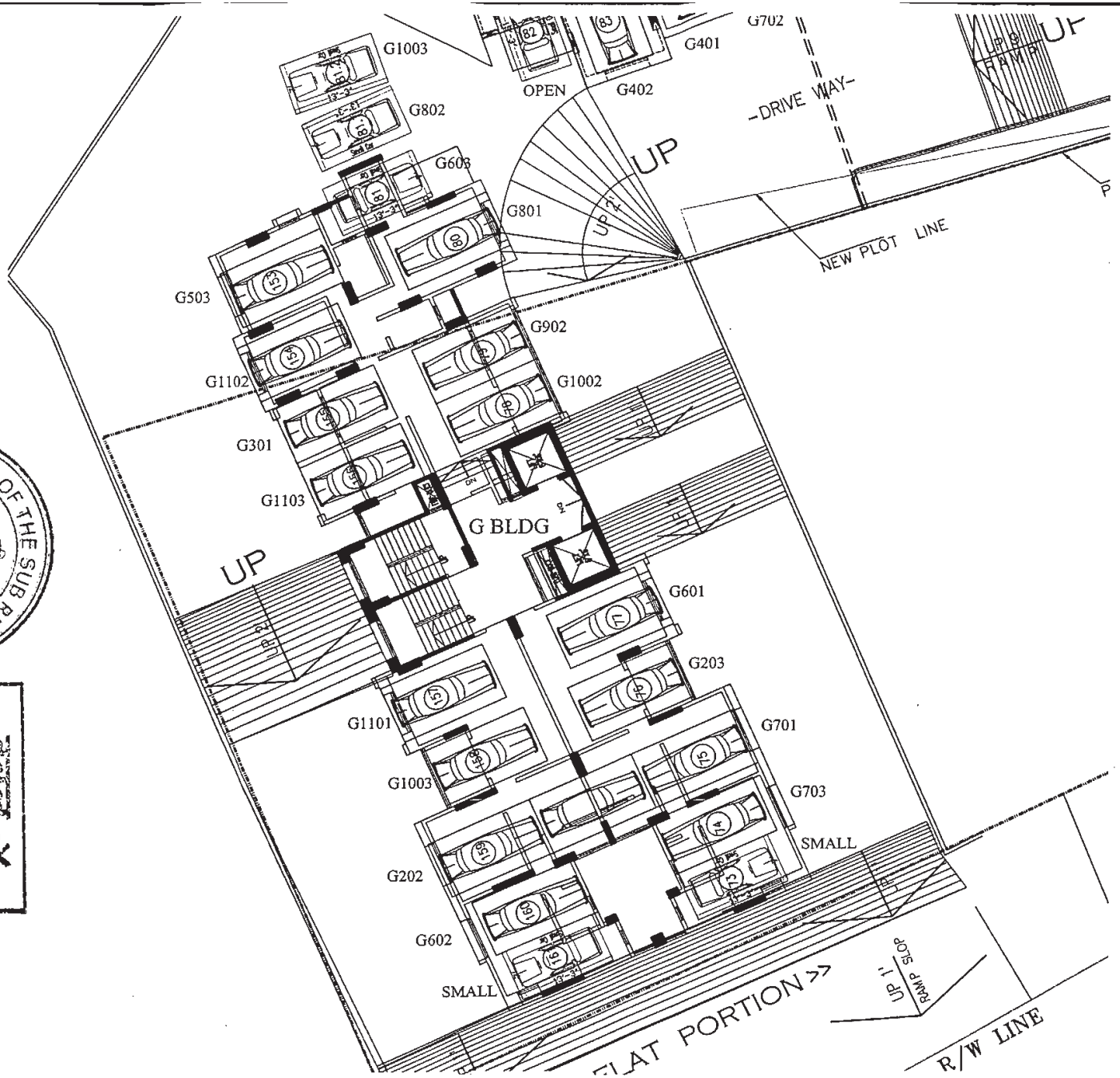
22/8/14

Annex-I

499


Gloria E, F, G Bldg,
Upper Level Parking
E BLDG
E BLDG
SMALL
PLOT LINE
DRIVE LINE
UP
DN
+37.30M. LVL.
+41.50M.
Granted
2/18/14


+41.50 M.
RAMP UP 9
UP
G603
G103
G1001
G303
F101
F903
F901
DRIVE LINE
G903
Cancelled
G403
F201
DN 1'
G802
G901
LIFT 6'X6'
LIFT 6'X6'
F BLDG
G501
THE SEAL OF THE SUPREME COURT
G201
F1101
G302
G102
G502
G101
DRIVE LINE
F10
G702
UP 9 RAMP
UP
DRIVE LINE
UP 2' RAMP SLOP
UP
OPEN
G402
DRIVE WAY
G603
PLOT LINE
501



THE SEAL OF THE SUB REGISTRAR HAVELI-IV

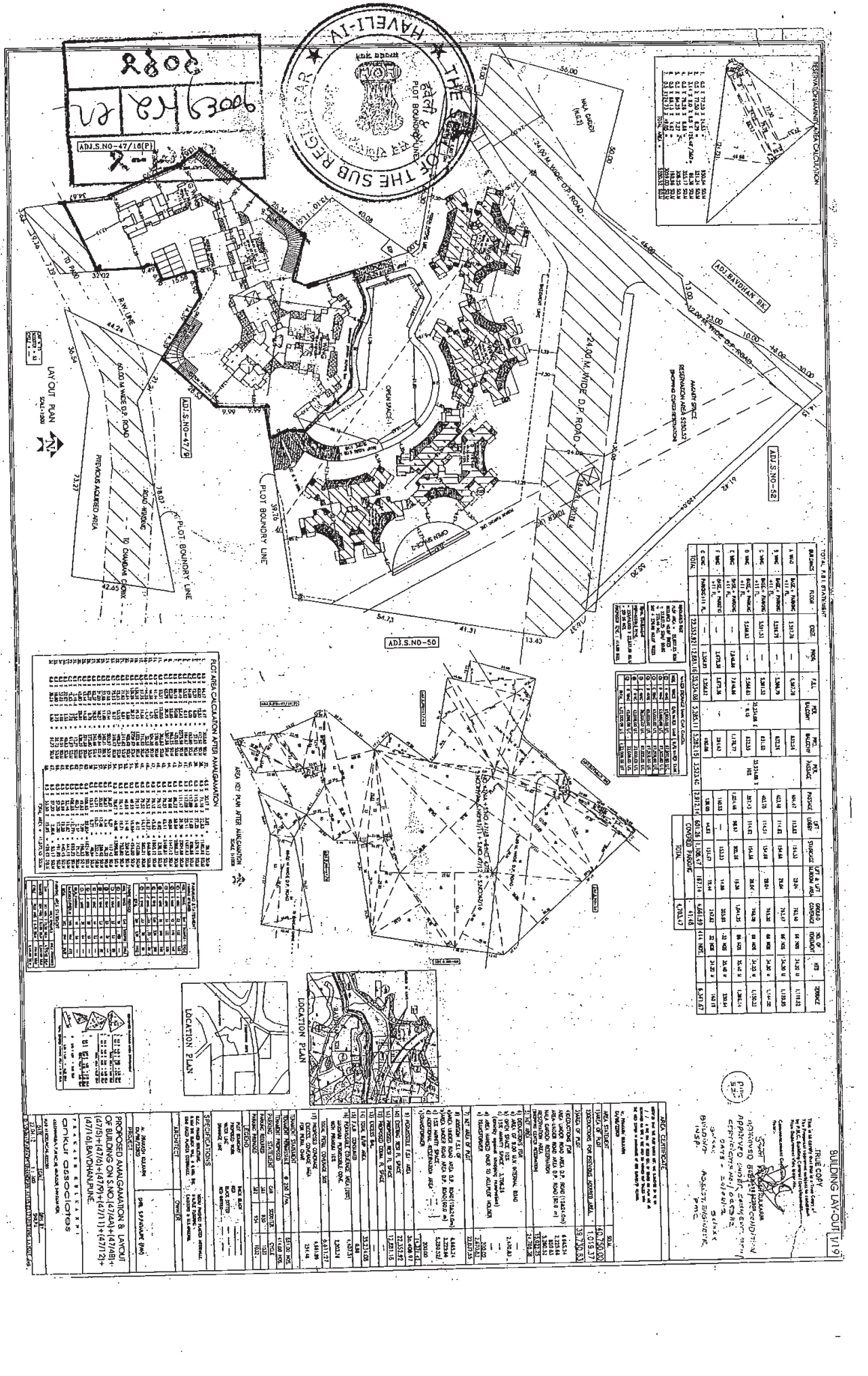
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22/8/14

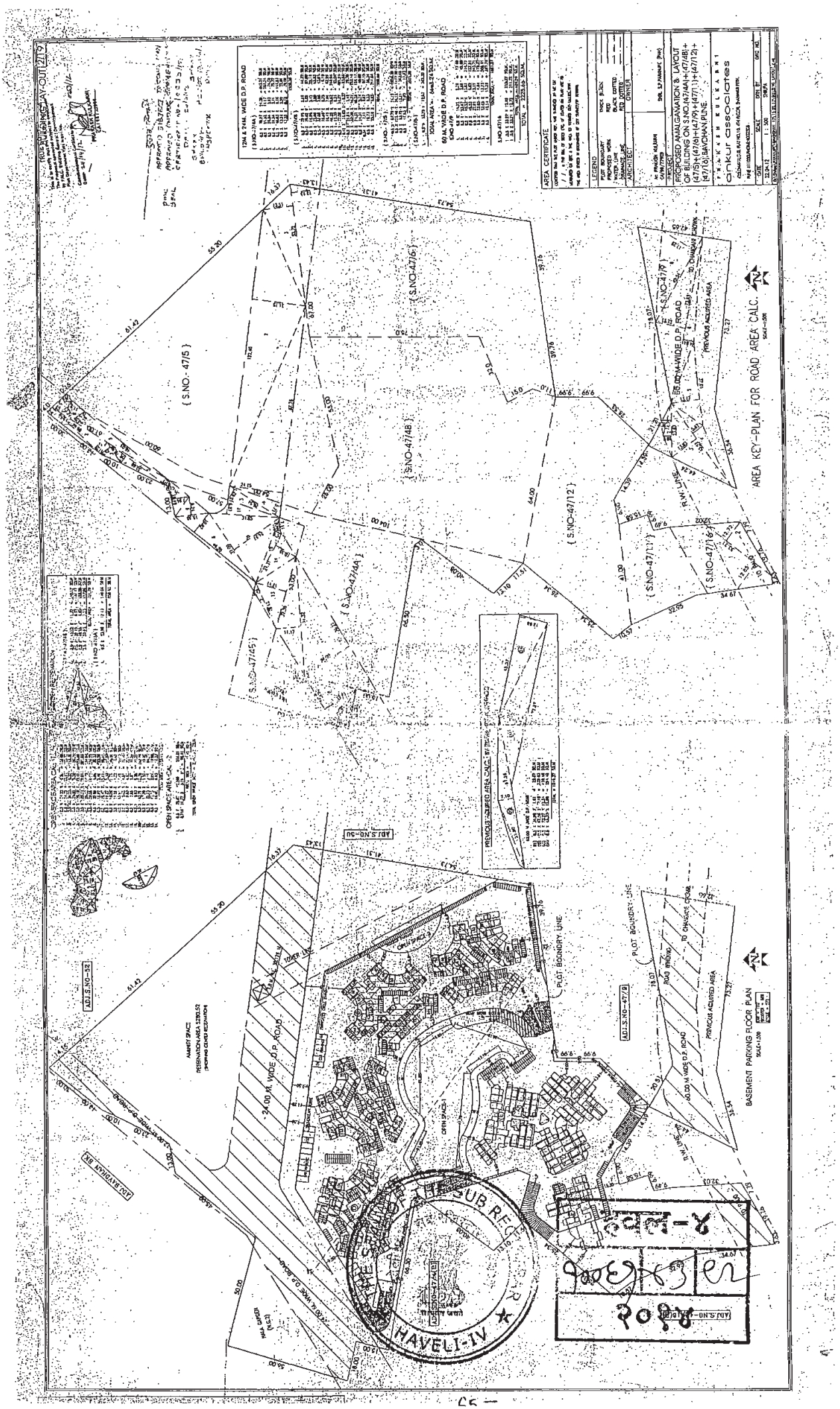
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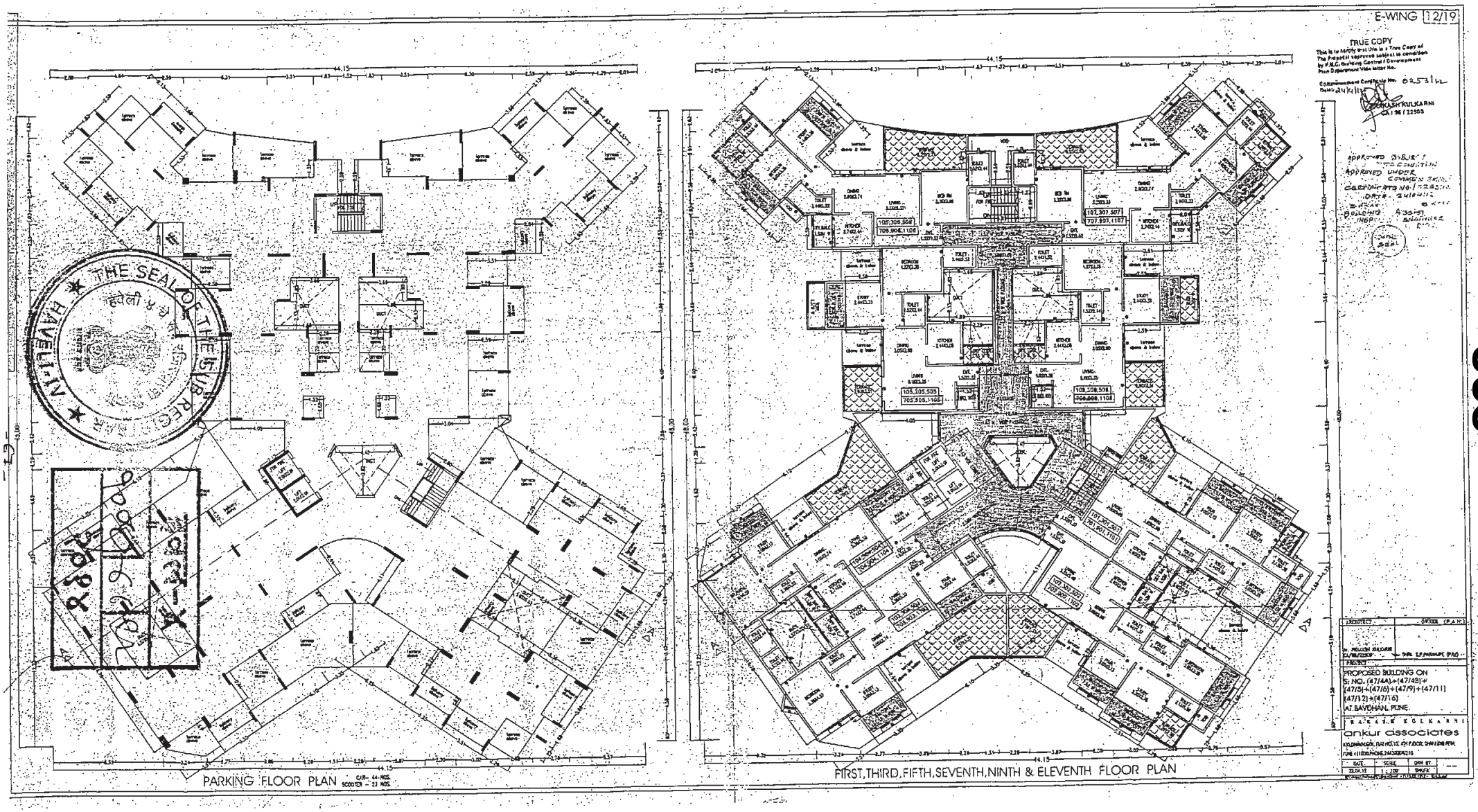
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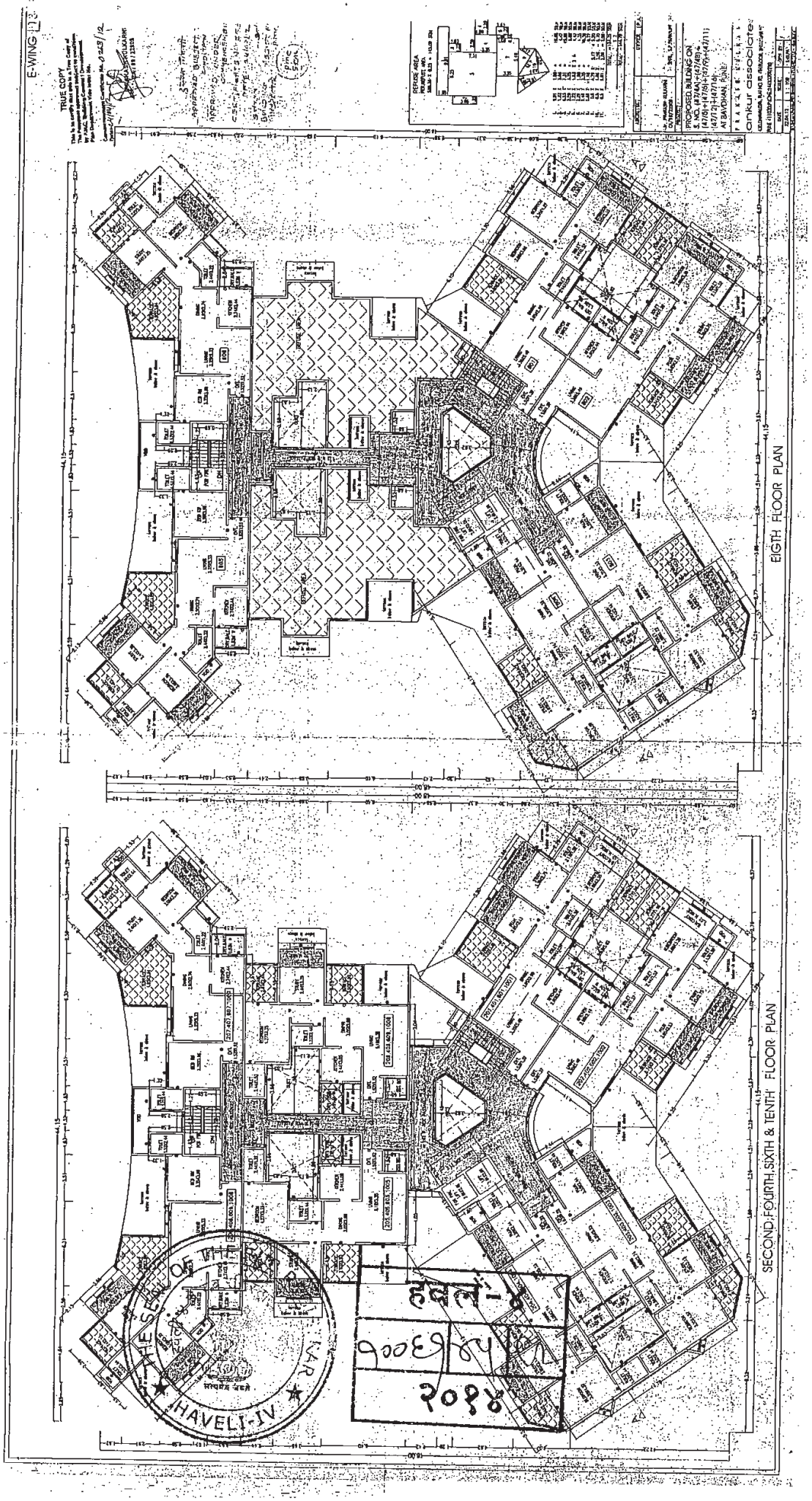


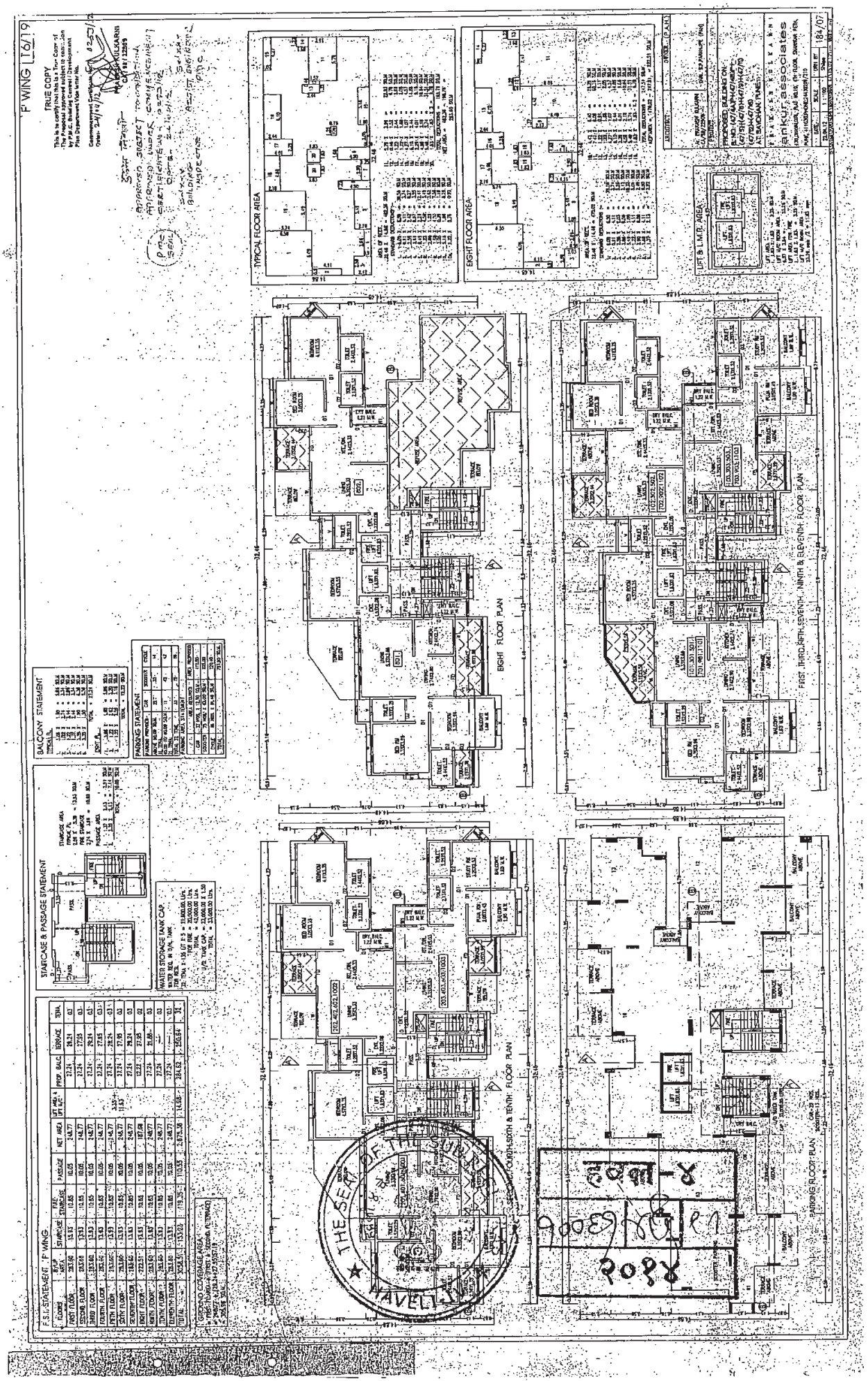
Annexure 8

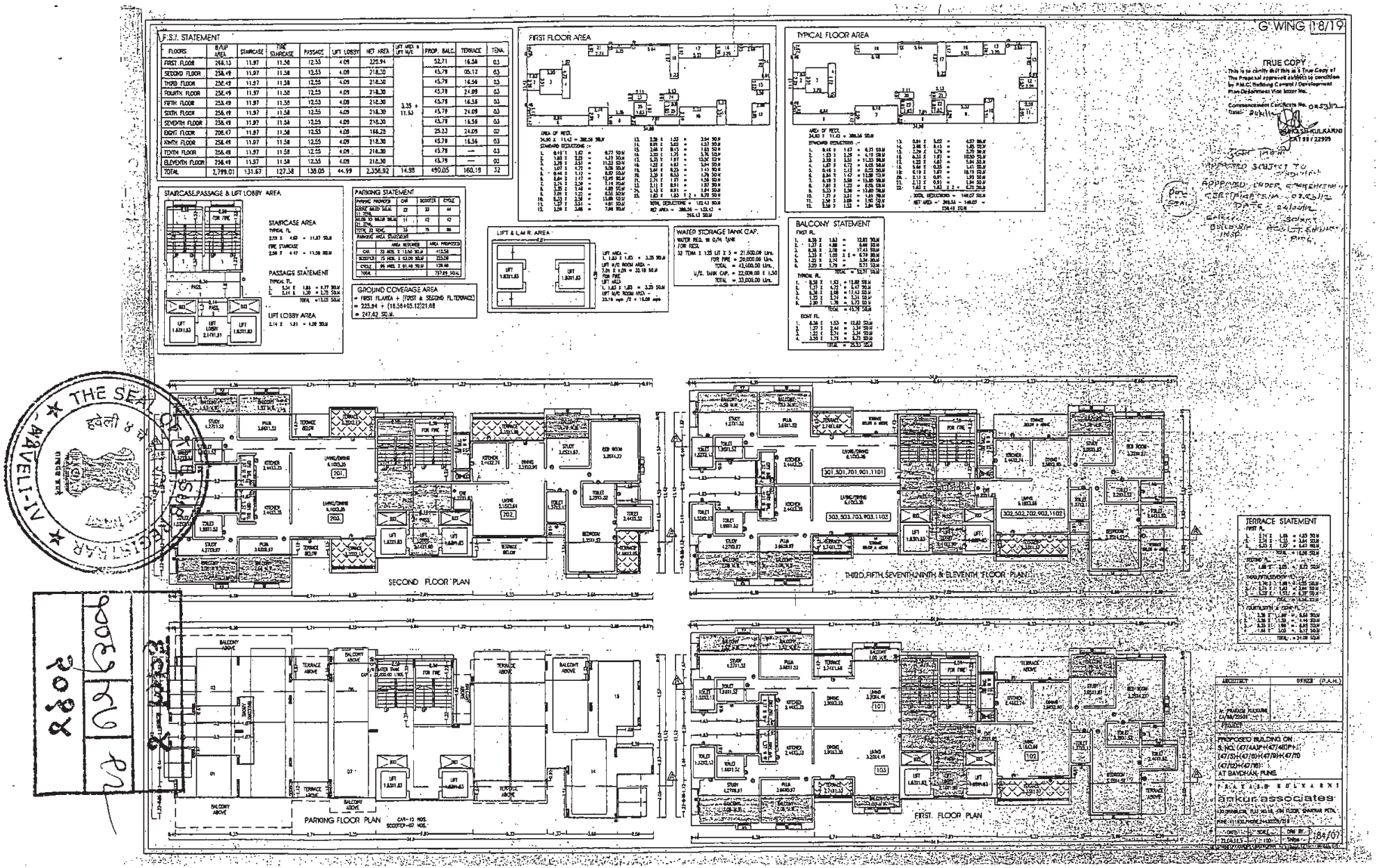

AREA KEY-PLAN FOR ROAD AREA CALC.
BASEMENT PARKING FLOOR PLAN
PROPOSED AMALGAMATION & LAYOUT OF BUILDING ON S.NO.47/4A/1+(47/8)+(47/5)+(47/8)+(47/9)+(47/7)+(47/12)+(47/16),SANCHAN,PUNE.
ankur associates
AREA CERTIFICATE
LEGEND
PLOT BOUNDARY
PROPOSED WORK
WATER LINE
DRAINAGE LINE
ARCHITECT
PROJECT
DATE
SCALE
DRG. NO.
{ S.NO- 47/5 }
{ S.NO-47/6 }
{ S.NO-47/4B }
{ S.NO-47/4A }
{ S.NO-47/12 }
{ S.NO-47/11 }
{ S.NO-47/16 }
{ S.NO-47/9 }
{ S.NO-47/45 }
60.00 M WIDE D.P. ROAD
24.00 M. WIDE D.P. ROAD
PLOT BOUNDRY LINE
TO DHANKAWADI
PREMISES ACQUIRED AREA
ADJ.S.NO-47/8
ADJ.S.NO-50
ADJ.S.NO-52
ADJ.S.NO-47/4A
ADJ.S.NO-47/5
ADJ.S.NO-47/6
ADJ.S.NO-47/7
ADJ.S.NO-47/9
ADJ.S.NO-47/12
ADJ.S.NO-47/16
OPEN SPACE-1
OPEN SPACE-2
MARKET SPACE
RESERVATION AREA SCHOOL
SHOPPING CENTRE RESERVATION
HAVELI-IV
SUB REGISTRAR
अनुक्रमांक-४
२०१४


E-WING 12/19
TRUE COPY
PARKING FLOOR PLAN
FIRST, THIRD, FIFTH, SEVENTH, NINTH & ELEVENTH FLOOR PLAN
PROPOSED BUILDING ON
S. NO. (47/4A)+(47/4B)+
(47/5)+(47/6)+(47/9)+(47/11)
(47/12)+(47/16)
AT. BAVDHAN, PUNE.
ankur associates

505


E-WING
TRUE COPY
EIGTH FLOOR PLAN
SECOND,FOURTH,SIXTH & TENTH FLOOR PLAN
ankur associate
हवेली - ४
HAVELI-IV


F' WING [16/19
TRUE COPY
F.S.I. STATEMENT - 'F' WING
STAIRCASE & PASSAGE STATEMENT
BALCONY STATEMENT
PARKING STATEMENT
WATER STORAGE TANK CAP.
TYPICAL FLOOR AREA
EIGHT FLOOR AREA
LIFT & L.M.D. AREA
EIGHT FLOOR PLAN
FIRST, THIRD, FIFTH, SEVENTH, NINTH & ELEVENTH FLOOR PLAN
SECOND, FOURTH, SIXTH & TENTH FLOOR PLAN
PARKING FLOOR PLAN
ankur associates
THE SEAL OF THE SUB-REGISTRAR
HAVELI - 1


G WING 18/19
F.S.I. STATEMENT
FIRST FLOOR AREA
TYPICAL FLOOR AREA
TRUE COPY
STAIRCASE,PASSAGE & LIFT LOBBY AREA
PARKING STATEMENT
GROUND COVERAGE AREA
LIFT & L.M.R. AREA
WATER STORAGE TANK CAP.
BALCONY STATEMENT
TERRACE STATEMENT
SECOND FLOOR PLAN
THIRD,FIFTH,SEVENTH,NINTH & ELEVENTH FLOOR PLAN
PARKING FLOOR PLAN
FIRST FLOOR PLAN
ankur associates
508

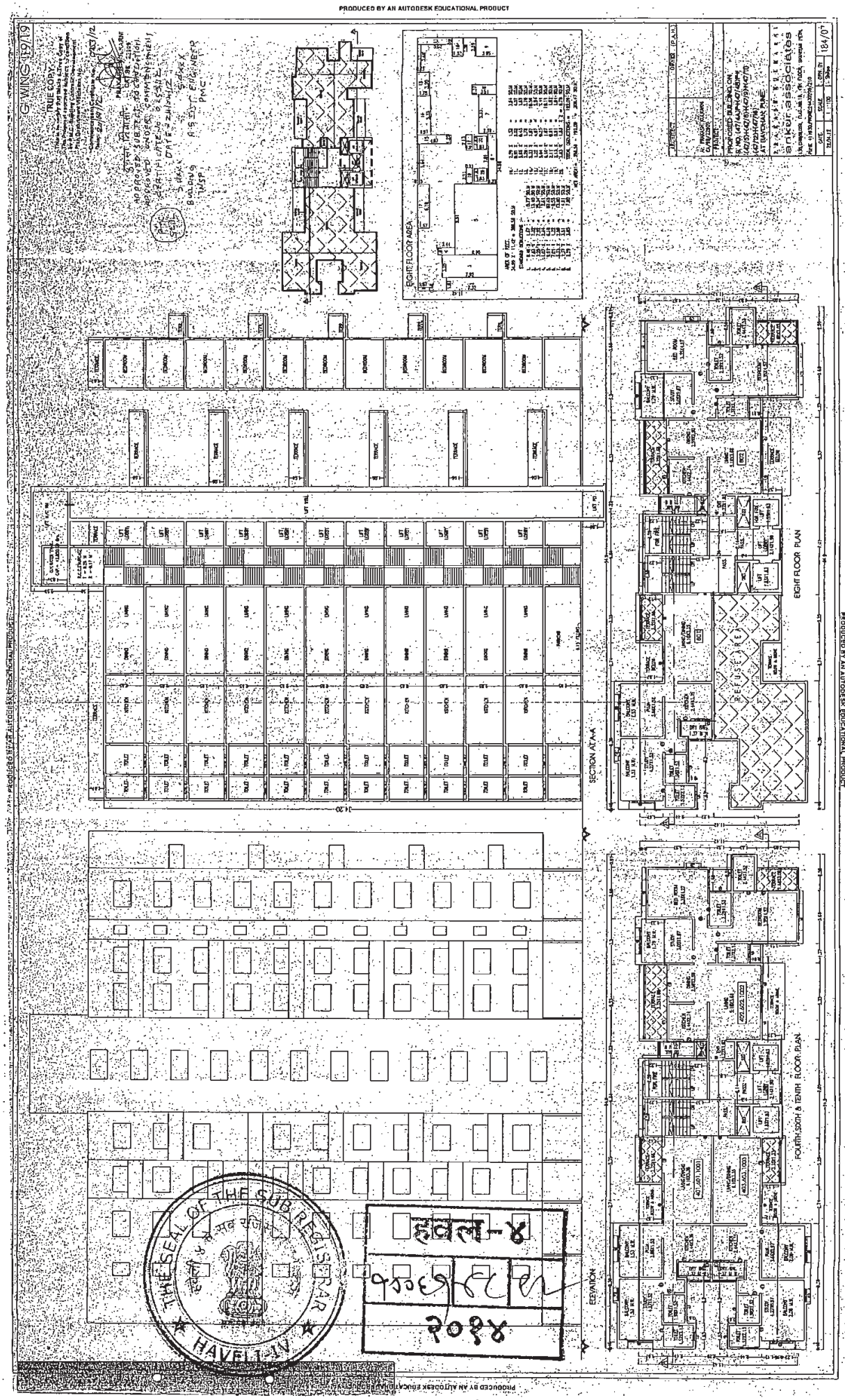

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
G WING 19/19
EIGHT FLOOR AREA
EIGHT FLOOR PLAN
SECTION AT A-A
ELEVATION
FOURTH,SIXTH & TENTH FLOOR PLAN
THE SEAL OF THE SUB REGISTRAR
HAVELI-IN
हवेली-४
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EXHIBIT "B"

BYE LAWS OF GLORIA GRACE APARTMENTS Condominium

CHAPTER - I

1) Short Title and Application:

1. These Bye-laws may be called the Bye-laws of 'GLORIA GRACE APARTMENTS ' Condominium

2. The provisions of these Byelaws apply to the 'GLORIA GRACE APARTMENTS ' Condominium.

All present or future owners, tenants, future tenants, or their employees, or any other person that might use the facilities of the building in any manner, are subject to the regulations set-forth in these Byelaws.

The mere acquisition or rental or taking on license of any of the family units (hereinafter referred to as 'Units') of the building or mere act of occupancy of any of the said units will signify that these bye-laws are accepted, ratified, and will be complied with.

2) Definitions:

1. In these Bye-laws, unless context required otherwise -

a) 'Act' means the Maharashtra Apartment Ownership Act, 1970;

b) 'Association' means the Association of all the Apartment Owners constituted by such owners for the purpose of the 'GLORIA GRACE APARTMENTS ' Condominium.

c) 'Board' means a Board of Managers consisting of 08 persons, all of whom shall be owners of apartment in the 'GLORIA GRACE APARTMENTS ' Condominium.

d) 'Building' means the building/s located at S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) Bavdhan, Pune and known as 'GLORIA GRACE APARTMENTS ' Condominium. and includes the land forming part thereof;

e) 'Declaration' means the Declaration which the sole owner of the building or all the owners of the building have executed and registered as provided in Section 2 of the Act;

f) 'Majority of Owners' mean those owners holding 51 percent of the votes in accordance with the percentages assigned in the Declaration.

g) 'Owner' or 'Apartment Owner' means the person owning an apartment in the 'GLORIA GRACE APARTMENTS' Condominium.

h) 'Section' means a section of the Act.

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

i) 'Unit' means a family unit in the 'GLORIA GRACE APARTMENTS ' Condominium.

j) 'Registrar', means the Registrar of Co-operative Societies.

2. Words and expressions used in these byelaws but not defined therein shall have the meaning respectively assigned to them in the Act.

3. Apartment Ownership:

The Building/s located at S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) Bavdhan, Pune . known as 'GLORIA GRACE APARTMENTS' Condominium are submitted to the provisions of the Act.

4. Objects of Association:

1. The objects of the Association shall be:

a) To be and to act, as the Association of apartment owners, building/s called 'GLORIA GRACE APARTMENTS' Condominium at, S.No. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) Bavdhan, Pune (hereinafter called 'the said building') who have filed their respective Declarations submitting their Apartment to the provisions of Act.

b) To invest or deposit moneys.

c) To provide for the maintenance, repair and replacement of the common areas and facilities by contributions from the Apartment owners, and if necessary, by raising loans for that purpose.

d) To retain and rent or license if possible, suitable portions of the common areas to outsiders for commercial purposes, and to distribute the common profits left after deducting the common expenses amongst the apartment owners as common profits or accumulate the same for building up a reserve fund.

e) To provide for and do all and any of the matters provided in the sub section 2 of Section 16;

f) To advance, with the consent of the apartment owners any short term loan to any Apartment Owner in case of any emergent necessity, and to provide for repayment thereof in lumpsum or in installments;

g) To establish and carry on or its own account or jointly with individuals, or institutions, educational, physical, social and recreative activities for the benefit of the Apartment Owners.

h) To frame rules, with the approval of the general meetings of the Association and after consulting the competent authority and may establish a provident fund and gratuity fund, if necessary, for the benefit of the employees of the Association;

i) To do all things necessary or and otherwise provide for their welfare expedient for the attainment of the objects specified in these byelaws.

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

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2. The Association shall not act beyond the scope of its objects without duly amending the provisions of these byelaws for the purpose.

5. Members of Associations:

1. All persons who have purchased apartments in 'GLORIA GRACE APARTMENTS ' Condominium and executed respective Declarations under Section 5 submitting their Apartments to provisions of the Act shall automatically be the members of the Association, and shall pay the sum of hundred rupees as entrance fee and may purchase at least one share of the face value of Rs.500/- each. Each Apartment owner shall receive a copy of the byelaws on payment of twenty rupee or actual cost whichever is higher.

2. Upon any apartment owner selling his Apartment or absolutely conveying the same by way of gift under his will or otherwise, the Purchaser or donee shall automatically become a member of the Association, and shall be admitted as member on payment of the entrance fee of hundred rupees. The shares held by an apartment owner shall be transferred to the name of such purchaser or donee on payment of hundred rupees to the Association.

3. On the death of an apartment owner, his apartment shall be transferred to the person or persons to whom he bequeaths the same by his will, or to the legal representatives of his estate, in case he has not made any specific bequest of the Apartment. The name of the legatee or the names of the legal representatives jointly shall be entered in the register of Apartment owners maintained by the Secretary for the purposes of administration of the 'GLORIA GRACE APARTMENTS ' Condominium as apartment owner or joint apartment owners. Where any legatee is a minor, the Apartment owner shall be entitled to appoint a guardian of such minor.

6. Joint apartment owners:

Where an Apartment has been purchased by two or more persons jointly, they shall be jointly entitled to the apartment and the shares of the Association shall be issued in their joint names, but the person whose name stands first in the share certificate shall alone have the right to vote.

7. Holding of one share compulsory :

Every apartment owner must hold at least one share of the Association. (joint apartment owners will holding the shares jointly)

8. Disqualifications:

No Apartment owner shall be entitled to vote on the questions of the election of members of the Board or the President, Secretary, Treasurer or any other office bearer or be entitled to stand for election to such office if he is in arrears of any sum due from him in respect of any contributions for common expenses, for more than sixty days, on the last day of the year preceding the year in which the elections to the Board would take place.

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CHAPTER - II

VOTING, QUORUM AND PROXIES

9. Voting:

Voting shall be on a percentage basis, and the percentage of the vote to which the owner is entitled is the percentage assigned to the family unit or units in the Declaration.

10. Quorum:

Except as otherwise provided in the byelaws, the presence in person of a majority of owners shall constitute a quorum.

11. Votes to be cast in person:

Votes shall be cast in person.

CHAPTER - III
ADMINISTRATION

12. Power and duties of Association:

The Association will have the responsibility of administering the 'GLORIA GRACE APARTMENTS ' Condominium approving the annual budget, establishing and collecting monthly assessments and arranging for the management of the condominium in an efficient manner. Except as otherwise provided, resolutions of the Association shall require approval by a majority of owners, casting votes in person.

13. Place of meetings:

Meetings of the Association shall be held at suitable place convenient to the owners as may from time to time be designated by the Association.

14. Annual Meetings:

The first annual meeting of the Association shall be held within four months from the execution of the declaration. Thereafter, the annual meetings of the 'GLORIA GRACE APARTMENTS ' Condominium shall be held on each succeeding year. At such meeting there shall be elected by ballot of the Apartment owners a Board of Managers in accordance with the requirements of bye-law 23. The owners may also transact such other business of the Association as may properly come before them.

15. Special meetings:

It shall be the duty of the President to call a special meeting of the apartment owners as directed by a resolution of the Board or upon a petition signed by a majority of the owners and having been presented to the Secretary, or at the request of the Housing Commissioner, or as the case may be, the Registrar or any officer duly authorised by him in this behalf. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting except as stated in the notice without the consent of four fifths of the owners present in person.

16. Notice of meeting:

It shall be the duty of the Secretary to mail or send a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each apartment owner, at least 2 but not more than 7 days prior to such meeting. The mailing or sending of a notice in the manner provided in this byelaws shall be considered notice served. Notices of all

meetings shall be mailed or sent to the Housing Commissioner, or as the case may be, the Registrar.

17. Adjourned meetings:

If any meeting of the owners cannot be organised because a quorum has not been attained the owners who are present may adjourn the meeting to a time not less than forty eight hours from the time the original meeting was called. If at such adjourned meeting also, no quorum is present the owners present in person being not less than two, shall form a quorum.

18. Order of business:

The order of business at all meetings of the owners of units shall be as follows:

a) Roll Call
b) Proof of notice of meeting or waiver of notice.
c) Reading of minutes of preceding meeting.
d) Reports of officers.
e) Report of the Housing Commissioner, or the Registrar or of the Officer duly authorised by them, if present.
f) Report of Committees.
g) Election of Board
h) Unfinished business, if any.
i) New Business.

CHAPTER - IV
BOARD OF MANAGERS

19. Management of Association:

The affairs of the Association shall be governed by a Board.

20. Powers and duties of Board:

The Board shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by law or by these byelaws directed to be exercised and done by the owners.

21. Other duties:

In addition to duties imposed by these byelaws or by resolutions of the Association, the Board shall be responsible for the following, that is to say -

a) Care, upkeep and surveillance of the 'GLORIA GRACE APARTMENTS ' Condominium and the common areas and facilities and restricted common areas and facilities;

b) Collection of monthly assessment from the owners;

c) Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance and operation of the 'GLORIA GRACE APARTMENTS ' Condominium, the common areas and facilities and the restricted common areas and facilities;

d) To provide for the manner in which the audit and accounts of the Association shall be carried out;

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e) To inspect the accounts kept by the Secretary and/or the Treasurer, and examine the registers and accounts books and to take steps for the recovery of all sums due to the Association;

f) To sanction working expenses, count cash balance and deal with other miscellaneous business;

g) To see that cash book is written up promptly and is signed daily by one of the members of the Board authorised in this behalf;

h) To hear and deal with the complaints.

22. Manager:

The Board may employ for the Association manager at a compensation determined by the Board to perform such duties and services as the Board shall authorise including but not limited to the duties listed in byelaws No.21.

23. Election and Term of office:

At the first Annual meeting of the Association the term of office of two managers shall be fixed for three years. The term of office of two Managers shall be fixed at two years, and the term of office of One Manager shall be fixed at one year. At the expiration of the initial term of office of each respective manager, his successor shall be elected to serve a term of three years. The Managers shall hold office until their successors have been elected and hold their first meeting. (If a larger Board is contemplated, the terms of office should be established in similar manner so that they will expire in different years).

24. Vacancies:

Vacancies in the Board caused by any reason other than the removal of a Manager by vote of Association shall be filled by vote of the majority of the remaining Managers, even though they may constitute less than a quorum; and each person so elected shall be a manager until a successor is elected at the next annual meeting of the Association.

25. Removal of Managers:

At any regular or special meeting duly called any one or more of the Managers may be removed with or without cause by majority of the apartment Owners and a successor may then and there be elected to fill the vacancy thus created. Any Manager whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

26. Organisation Meeting:

The first meeting of a newly elected Board shall be held, within ten days of election at such place as shall be fixed by the Managers at the meeting at which such Managers were elected and no notice shall be necessary to the newly elected Managers in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

27. Regular Meetings:

Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of Managers but at least two

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such meetings shall be held during each year. Notice of regular meetings of the Board shall be given to each Manager, personally or by mail, or telegraph, at least three days prior to the day named for such meetings.

28. Special Meetings:

Special Meetings of the Board may be called by the President on three days' notice to each Manager, given personally or by mail or telegraph which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least three Managers.

29. Waiver of notice

Before or at any meeting of the Board any Manager, may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Manager at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

30. Quorum:

At all meetings of the Board, one third of the total strength of the Managers shall constitute a quorum for the transaction of business, and the acts of the Managers present at a meeting at which a quorum is present shall be the acts of the Board. If, at any meeting of the Board, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice, provided there is a quorum present.

31. Fidelity Bonds:

The Board may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

CHAPTER - V
OFFICERS

32. Designation:

The Principal officers of the Association shall be a president, a Vice-President, a Secretary, and a Treasurer, all of whom shall be elected by and from the Board. The Board may appoint an Assistant Treasurer and an Assistant Secretary, and such other officers as in their judgment may be necessary. (In the case of an Association of one hundred owners or less the offices of Treasurer and Secretary may be filled by the same person.)

33. Election Officers:

The Officers of the Association shall be elected annually by the Board at the organisation meeting of each new Board and shall hold office at the pleasure of the Board.

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34. Removal of Officers

Upon an affirmative vote of a majority of the members of the Board any officer may be removed either with or without cause, and his successor elected at any regular meeting of the Board or at any special meeting of the Board called for such purpose.

35. President:

The President shall be the Chief Executive Officer of the Association. He shall preside at all meetings of the Association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of President of an Association, including, but not limited to, the power to appoint committees from among the owners from time to time as he may in his discretion decide to be appropriate to assist in the conduct of the affairs of the Association.

36. Vice-President:

The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board shall appoint some other member of the Board so as to act on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board.

37. Secretary:

The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of the Association; he shall have charge of such books and papers as the Board may direct, and he shall, in general, perform all the duties incidental to the office of Secretary.

38. Treasurer:

The Treasurer shall be responsible for Association funds and securities and shall also be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit, of the Association in such depositaries as may from time to time be designated by the Board.

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CHAPTER - VI

OBLIGATION OF THE APARTMENT OWNERS

39. Assessments:

All owners are obligated to pay monthly assessments imposed by the Association to meet all expenses relating to the 'GLORIA GRACE APARTMENTS ' Condominium which may include an insurance premium for a policy to cover repair and reconstruction work in case of hurricane, fire, earthquake or other hazard or calamity. The assessments shall be made pro-rata according to the value of the unit owned, as, stipulated in the declaration. Such assessments shall include monthly payments to a General Operating Reserve and a Reserve Fund for Replacements.

40. Maintenance and Repair:

1. Every owner must perform promptly, all maintenance and repair work within his own unit, which if omitted would affect the 'GLORIA GRACE APARTMENTS ' Condominium in entirely or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may endanger.

2. All the repairs of internal installations of the unit such as water, light, gas, power, sewage, telephones, air conditioner, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the expense of the apartment owner concerned.

3. An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common area and facilities damaged through his fault.

41. Use of Family Units-Internal changes:

1. All units except Apartments used as shops, godowns, offices, shall be utilised for residential purpose only.

2. An owner shall not make any structural modifications or alterations in his unit or installations located therein without previously notifying the Association in writing, through the President of the Board if no Manager is employed. The Association shall have the obligation to answer within thirty days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification, alteration or installation.

42. Use of common areas and facilities and restricted common areas and facilities

1. An owner shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other areas of 'GLORIA GRACE APARTMENTS ' Condominium and facilities of a similar nature both common and restricted, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.

2. The 'GLORIA GRACE APARTMENTS' Condominium shall have 06 elevators devoted to the transportation of the owners and their guests and luggage.

43. Right of Entry:

1. An owner shall grant the right of entry to the Manager or to any other person authorised by the Board or the Association in case of any emergency originating in or threatening his unit, whether the owner is present at the time or not.

2. An owner shall permit other owners or their representatives, when so required, to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In case of an emergency, such right of entry shall be immediate.

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44. Rules of Conduct :

1. No resident of 'GLORIA GRACE APARTMENTS ' Condominium shall post any advertisement, or posters of any kind in or on the building except as authorised by the Association.

2. Residents shall exercise extreme care about making noises or the use of musical instruments, radios, television and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the municipal sanitary byelaws or regulations.

3. It is prohibited to hang garments, rugs, etc. from the windows, balconies, or from any of the facades of the 'GLORIA GRACE APARTMENTS ' Condominium.

4. It is prohibited to dust rugs, etc. from the windows or to clean rugs, etc. by beating on the exterior part of the said condominium.

5. It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided, all garbage or trash shall be collected in a vessel and thrown in the municipal dustbin.

6. No owner, resident or lessee shall install wiring for electrical or telephone installation, television antennae, machines or air conditioning units etc. on the exterior of the 'GLORIA GRACE APARTMENTS ' Condominium or that protrude through the walls or the roof of the Condominium except as authorised by the Association.

CHAPTER - VII

FUNDS AND THEIR INVESTMENTS

45. Funds:

Funds may be raised by the Association in all or any of the following ways, namely -

a. By shares;

b. By contributions and donations from the Apartment owners;

c. From common profits which shall form the nucleus of the Reserve Fund.

d. By raising loans, if necessary, subject to such terms and conditions as the Associations with the approval of the Competent Authority may determine in his behalf.

46. Investment:

The Association may invest or deposit its funds in one or more of the following:

a. In the Central Co-operative Bank or in the State Co-operative Bank; or

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b. In any of the securities specified in Section 20 of the Indian Trusts Act, 1882 or

c. In any Co-operative Bank other than those referred to in clauses (a) of this byelaw or in any banking company approved for this purpose by the Association.

47. Affiliation:

Should there by any Federation of Apartment Owners in the locality in which the 'GLORIA GRACE APARTMENTS ' Condominium is situated, the Association may, after consulting the Competent authority, become a member thereof, and pay the sums from time to time payable to such Federation under the rules thereof.

48. Accounts:

1. Banking account shall be opened by the Association into which all moneys received on behalf of the Association shall be paid, provided that the Secretary may retain in his personal custody an amount not exceeding Rs. 5000/- for petty expenses. All payments above Rs. 500/- shall be made by cheques signed by the Secretary, and one members of the Board.

2. Each Apartment owner shall have a pass book in which the Secretary shall enter amounts paid to or received for his share in receipts of profits from common areas and contributions towards common expenses and his share of assessment and other dues, if any, in respect of his apartment.

3. The Association shall on or before 31st July in each year publish an audited annual financial statement in respect of the common areas and facilities containing -
   a) The Profit and loss account;
   b) The receipts and expenditure of the previous financial years; and
   c) A summary of the property and assets and liabilities of the common areas and facilities of the Association, giving such particulars as will disclose the general nature of these liabilities and assets and how the value of fixed assets has been arrived at.

4. The audited financial statement shall be open to the inspection of any member of the Association during office hours and in the office of the Association and copy thereof, shall be submitted to the Competent authority not later than 15th August, every year.

5. Every financial statement shall be accompanied by a complete list of apartment owners. There shall also accompany the financial statement a similar list of Loanees. The financial statement shall state up to what date profits and expenses of common areas are included.

49. Publication of accounts and reports:

A copy of the last financial statement and of the report of the auditor, if any, shall be kept in a conspicuous place in the office of Association.

50. Appointment of Auditor:

The Association shall appoint at its general meeting an auditor who shall audit the accounts of the Association to be prepared by the Board as hereinbefore

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provided and shall examine the annual return and verify the same, with the accounts relating thereto and shall either sign the same as found by him to be correct, duly vouched and in accordance with law, or specially report to the Association in what respect he finds it incorrect, unvouched or not in accordance with law.

51. Power of Auditor:

The Auditor shall be entitled to call for and examine any papers or documents belonging to the Association relating to the common areas and facilities (including limited common areas and facilities) and common expenses and shall make a special report to the Association upon any matter connected with the accounts which appears to him to require notice.

CHAPTER - VIII

MORTGAGES

52. Notice of Association:

An owner who mortgages his Unit, shall notify the Association through the Manager, if any, or the President of the Board in the event there is no Manager, the name and address of his mortgagee and the Association shall maintain such information in a book entitled ' Mortagees of Units'.

53. Notice of unpaid assessments:

The Association shall at the request of a mortgagee of a unit report any unpaid assessments due from the owner of such unit.

CHAPTER - IX

COMPLIANCE

54. Compliance:

These Byelaws are set forth to comply with the requirements of the Maharashtra Apartment Ownership Act, 1970. In case any of these byelaws conflict with the provisions of the said Act, it is hereby agreed and accepted that provisions of the Act will apply.

55. Seal of the Association:

The Association shall have a common seal which shall be in the custody of the Secretary, and shall be used only under the authority of a resolution of the Board and every deed of instrument to which the seal is affixed shall be attested for or on behalf of the Association by two members of the Board and the Secretary or any other person authorised by the Association in that behalf.

CHAPTER – X

AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

56. Amendments of byelaws:

These bye-laws may be amended by the Association in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least 75 percent of the total value of all units in the 'GLORIA GRACE APARTMENTS' Condominium as shown in the Declaration.

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घोषणापत्र

मी श्रीमती अंजना दिलीप ---------- याद्वारे घोषित करतो कि, दुय्यम निबंधक हवेली क्र. ४ यांचे कार्यालयात दस्त क्रमांक ५१ ----------या शीर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे . श्री दिलीप रामचंद्र ---------- व इ. यांनी दि २६/६/२०१४ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणी सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे . सदर कुलमुखत्यार पत्र लिहून देणार यांसी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही.किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबाबत ठरलेले नाही सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पुर्णत: सक्षम आहे . सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेत मी पात्र राहील यांची मला जाणीव आहे .

दिनांक 14/7/2014

कुलमुखत्यार धारकाचे नाव व सही

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श्री विघ्नहर्ता गणपती पावसाळा

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गावाचे नाव बावधन खुर्द दिनांक 16/06/2007

दस्तऐवजाचा अनुक्रमांक हवेली - 04730 - 2007

दस्ता ऐवजाचा प्रकार पुरस्कारासाठी

सादर करणाऱ्याचे नाव: श्रीनिवास अनंत वेलणकर

नोंदणी फी	:-	100.00
नकाल (अ. 11(1)), पृष्ठसंलग्नी नकाल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> पृष्ठांसाठी फी (9)	:-	180.00
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आपणास हा दस्त अंदाजे 4:59PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.२ पुणे

बाजार मुल्य: 0 रु. मोबदला: 0रु.
भरलेले मुद्रांक शुल्क: 100 रु.

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Sr. No. १७२७ Dt. 24 MAY 2007

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Through सुधीर वर्तक Mrs. R. H. Limaye Pune-2. License No. IVL-1/1153

17 MAY 2007

POWER OF ATTORNEY

This POWER OF ATTORNEY is executed here at Pune, on this 16th day of June month of the year 2007,

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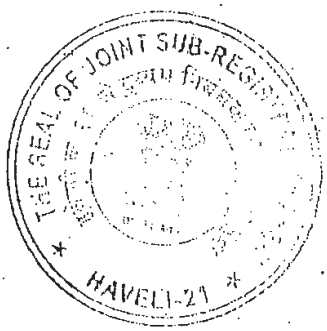
(1) **SHRUTI TIE-UP PVT. LTD.**, a company registered and incorporated under The Companies Act, 1956, having its registered office at P-17/A, Ashutosh Choudhary Avenue, Kolkata:- 700 019, through one of its duly authorised present Director Dilip S. Damle, age 47 years, Occupation: Chartered Accountant residing at 50D/1, Purnadas Road, Kolkata: 700 029, hereinafter referred to as the **"EXECUTANT NO. 1"**, (2) **DILIP S. DAMLE**, age 47 years, Occupation: Chartered Accountant residing at 50D/1, Purnadas Road, Kolkata: 700 029, hereinafter referred to as the **"EXECUTANT NO. 2"**, and both the Executants hereinafter collectively referred to as the **"EXECUTANTS"**,

WHEREAS,

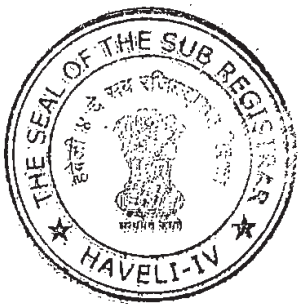
a. the Executant No. 1 has acquired exclusive development rights in respect of all that pieces and parcels of land situated at Village Bawadhan (Kh), Taluka Mulshi, District Pune as given in table below and more particularly described in the SCHEDULE written hereunder and hereinafter for sake of brevity referred to as the **"SAID PROPERTY"**, and the Executant is seized, possessed and otherwise sufficiently entitled to the said Property,

b. that the Executant No. 1 has acquired the above said development rights in respect of the said Property (serial number wise) from its owners (said **"OWNERS"**) vide duly registered various development agreements and subsequent Powers of Attorney,

c. the Executant No. 2 who is one of the directors of the Executant No. 1, holds Power of Attorney of the said Owners on behalf of the Executant No. 1 to carry out all the development activities and to effectuate the final conveyance in favour of ultimate purchasers,



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d. as per the Joint Venture Agreement dated 12.12.2006 registered at the office of Joint Sub-Registrar Haveli No. 4, Pune, on the same day at Sr. No. 8368/06, and subsequent Supplementary Joint Venture Agreement dated 30/03/2007, duly registered at the office of Joint Sub-Registrar Haveli. No. 4, Pune, on the same day, at Sr. No. 2640/07, (collectively said "**JOINT VENTURE AGREEMENT**") the No. 1 of the Executant and Paranjape Schemes (Construction) Limited, a company duly incorporated under Indian Companies Act, 1956 having its office at PSC House, CTS No. 1114-111/2, Anand Colony, Off Prabhat Road, Pune: 411 004 ("**P.S.C.L.**") agreed to develop the said Property jointly on the terms and conditions mentioned therein by constructing thereon a residential housing project called 'Gloria' (said "**PROJECT**",)

e. after obtaining necessary permissions and sanctions the development work of the project is commenced already and now it is necessary to start executing and registering agreements to sell the flats to be constructed in the said project,

f. the No. 1 of the Executants now shall be required to execute and register documents *inter alia* such as the agreements to sell the flats in the said Project, subsequent deeds of corrections, deeds of cancellation, consent deeds, declarations, affidavits et cetera pertaining to the said agreements to sell the said flats; on behalf of the No. 1 of the Executants (said "**DOCUMENTS**"), and the No. 2 is duly authorised to execute and register the said Documents on behalf of the No. 1 of the Executant,

g. the Executant No. 2, because of his busy working schedule and other pressing engagements at Kolkatta, is not in a position to be present at Pune in the concerned Sub-Registrar's office for the registration of the said Documents, hence, the Executant, decided to appoint **MR. SHRINIYAS ANANT DESHPANDE**, age: 36 years, occupation: self employed , residing at: B22, Rahul Park, Near Shikshak Nagar, Paud Road, Pune – 411 038, (hereinafter referred to as "the said "**ATTORNEY**") for and on behalf of and in the name of the Executants,



conferring upon him powers, authorities and descriptions hereinafter mentioned,

h. for the reasons stated above the Executants have executed this Power of Attorney:

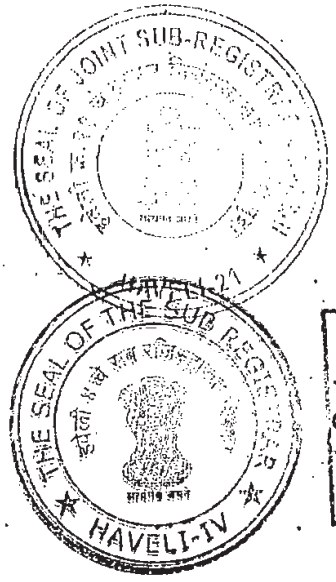
NOW THIS POWER OF ATTORNEY WITNESSETH:

I. The Executants do hereby, for the reasons stated hereinabove, hereby appoints, nominates and constitutes **MR. SHRINIVAS ANANT DESHPANDE,** age: 36 years, occupation: self employed , residing at: B22, Rahul Park, Near Shikshak Nagar, Paud Road, Pune – 411 038, (hereinafter referred to as "the said "**ATTORNEY**") as the attorney for, in the name of, and on behalf of the Executants, to do or caused to be done or executed or performed himself, all or any of the following acts, deeds and things, in respect of or relating to all that piece and parcel of the said Property more particularly described in SCHEDULE written herein inter alia as under:

I) To appear for and on behalf of the Executants and represent the Executants before the concerned Sub-Registrar's office, and present the said Documents for their registration and admit execution thereof as and when required,

II) To do any acts, deeds or things as may be necessary to complete the registration of said Documents in the manner required by law and to receive the original documents from the office of the concerned Sub-Registrar, and when the documents have been returned to him after being duly registered, to give proper receipt for the same and also to do all such acts, deeds and things incidental and subsequent to the registration of the said Documents.

II. For removal of doubts, the Executants specifically declare that, under this Power of Attorney, the Executants have not conferred upon the said Attorney any power to execute any of the said Documents in respect of the said Property or the said project Gloria or any part thereof in favour of any person.



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III. Once the said project Gloria is complete as envisaged in the said Joint Venture Agreement this Power of Attorney shall stand automatically cancelled and revoked absolutely.

IV. The Executants hereby agree and undertake always to agree to ratify all above acts, deeds, and things done, executed or performed by the said Attorney in the name of the Executants and the same shall always be binding upon the Executants as if the Executants have themselves done all such acts, deeds and things.

0-0-0-0-0

THE SCHEDULE
(Description of the said Property)

All that piece and parcel of land described in the table below:

Sr. No.	New Survey No.	Old Survey No.	Area H=R
1	47/4/A	47/4/1	Out of 00-69, 00-10
2	47/4/A	47/4/1	Out of 00-69, 00-10
3	47/4/A	47/4/1	Out of 00-69, 00-10
4	47/4/A	47/4/1	Out of 00-69, 00-10
5	47/4/B	47/4/2	Out of 01-13, 00-01
6	47/4/B	47/4/2	Out of 01-13, 00-01
7	47/4/B	47/4/2	Out of 01-13, 00-05
8	47/4/B	47/4/2	Out of 01-13, 800 Sq. Ft.
9	47/4/B	47/4/2	Out of 01-13, 00-02
10	47/4/B	47/4/2	Out of 01-13, 00-16
11	47/11	47/12/1/2	Out of 00-08, 00-03
12	47/16	47/16A/2	Out of 00-35, 00-10
13	47/11	47/12/1/2	Out of 00-08, 00-05
14	47/12	47/13	Out of 00-33, 00-28
15	47/12	47/13	Out of 00-33, 00-05
16	47/6	47/6/1+8+9	Out of 00-74, 00-22.3

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-IV

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THE SEAL OF JOINT SUB-REGISTRAR HAVELI-21

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17	47/6	47/6+7+8+9	Out of 00-74, 00-10
18	47/6	47/6+7+8+9	Out of 00-74, 00-06
19	47/6	47/6+7+8+9	Out of 00-74, 00-10
20	47/6	47/6+7+8+9	Out of 00-74, 00-25.7
21	47/5	47/5	00-99
22	47/4/A	47/4/1	Out of 00-69, 00-22
23	47/9	47/11	00-32
24	47/4/B	47/4/3	Out of 01-13, 00-56.5 out of which 00-26
25	47/4/A	47/4/1	Out of 00-69, 00-07
26	47/4/B	47/4/2	Out of 01-13, 00-03
27	47/4/B	47/4/2	Out of 01-13, 00-20
		TOTAL AREA	3H - 99.75 R

situated at village Bawadhan (Kh), Taluka Mulshi, District Pune, within limits of the Registration District of Pune, Sub-Registrar Office Paud – Mulshi and Pune Urban Agglomeration and the Municipal Corporation of the city of Pune and collectively bounded as:

On or towards East	:	Survey No. 50
On or towards South	:	Pune-Paud Road
On or towards West	:	Survey No. 47/4/B (part), 47/14 and 47/3
On or towards North	:	Survey No. 51 and boundary of Bawadhan Budruk

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THE SEAL OF JOINT SUB-REGISTRAR HAVELI-24

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THE SEAL OF THE SUB REGISTRAR HAVELI-IV

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THE SEAL OF JOINT SUB-REGISTRAR HAVELI-IV

हवेली ४ व सह दुय्यम निबंधक यांचे कार्यालय

७/७/२०१७ ७ : १९

In witness Whereof, the Executants have executed this Power of Attorney on the date and at the place herein before first mentioned.

Shruti Tie-Up Pvt. Ltd.
Through its Director Dilip S. Damle

Dilip S. Damle
(EXECUTANTS)

I consent to act as Attorney of the Executants.

Shrinivas Anant Deshpande
(ATTORNEY)

Witnesses

1. Amit Y. Bhosale
Amit Y. Bhosale
No 1, Chaitanya Apartment
Gokhale Nagar, Model Colony,
2. Pune 16.

I Identify the Executants and the Attorney.

(Advocate)

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-21

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७/७/२०१७ ७ : ६७

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवेली-४
७/७/२०१७ ७ : ४५

दस्त क्रमांक : 4730/2007
दस्ताचा प्रकार : मुक्तारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव श्रीकिशन अर्जुन डेगावडे पत्ता: घर/फ्लॅट नं: बी-22 गल्ली/रस्ता: - इमारतीचे नाव राहुल पार्क इमारत नं: - पेठ/वसाहत: पीक रोड पुणे 30 शहर/गाव:- तालुका: - पिन: - वय नन्तर: -	लिहून घेणार वय 30 सही		
2	नाव मुणी टाय-अप प्रा.लि. तर्फे डायरेक्टर व स्वाःकरिता श्री. दिलीप एस दागती - - पत्ता: घर/फ्लॅट नं: 50/3 गल्ली/रस्ता: - इमारतीचे नाव पूर्णावास रोड इमारत नं: - पेठ/वसाहत: कोरेगाव शहर/गाव	लिहून देणार वय 47 सही		

दस्तऐवज करुन देणार यांनी कबूली [मुक्तारनामा] दस्तऐवज तंतोतंत लिहिल्याचे कबूल केलेले आहे. 1 OF 1

THE SEAL OF THE SUB REGISTRAR OF HAVELI-IV

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-IV

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THE SEAL OF THE SUB REGISTRAR OF HAVELI-IV

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२०१४

दस्त नं. [हवल4-4730-2007] चा खोषवारा
बाजार मुल्य :0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :16/08/2007 04:42 PM
निष्पादनाचा दिनांक : 16/08/2007
दस्त हजर करणा-याची सही :

S.Abhyankar

दस्ताचा प्रकार :4(i) मुखत्यारपत्र
सिस्टम प्र. 1 ची वेळ : (सादरीकरण) 16/08/2007 04:42 PM
सिस्टम प्र. 2 ची वेळ : (फी) 16/08/2007 04:44 PM
सिस्टम प्र. 3 ची वेळ : (फोटो) 16/08/2007 04:47 PM
सिस्टम प्र. 4 ची वेळ : (शोध) 16/08/2007 04:47 PM

दस्त गोषवारा केल्याचा दिनांक : 16/08/2007 04:47 PM

गोषवारा :
दुय्यम निबंधक योग्य ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) जॉन आनंद दिनकर गाळे 120/9, चर्च कॉम्पाऊंड,
कोथरुड पुणे - 38- - ,घर/प्लॉट नं: -
गल्ली/रस्ता: -
इमारतीचे नाव: -
इमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

पावती नं.:4751 दिनांक:16/08/2007
पावतीचे वर्णन
नांव: मोनिपास अनंत देसाईंडे

100 :मुद्रांक फी
160 :नोंदणी फी
[कलम (अ. 11(1)), पृष्ठांनाची फी कलम (अ. 11(2)),
छायाप्रत (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

260: एकूण

दु. निबंधकांची सही, हवेली 4 (कोथरुड)

दु. निबंधकांची सही
हवेली 4 (कोथरुड)

सह दुय्यम निबंधक हवेली क्र. ४, पुणे
दिनांक 16/8/2007

Receipt: 4730/2007 Scanned on 16/08/2007 16:47:31

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-21

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THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवेली-४
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२०१४

घोषणापत्र

मी श्री राजेश गोपाळ

राहणार राजेंद्रनगर पुणे-३०

याद्वारे घोषित करतो ,

दुय्यम निबंधक ०४ यांचे कार्यालयात हवेली ४ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. पद्म पी. पवांचे

यांनी दिनांक ०८/०३/२०१३ हवेली नं. २१ दस्त नं. १६३८-२०१३ मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी , सदर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तिपकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दाबाबत ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वेध असून उपरोक्त कृती करण्यास मी पूर्णत सक्षम आहे. सदरचे क न चुकीचे आढळून आल्यास , नोंदणी अधिनीयम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

पुणे

दिनांक :- 14/11/2014

सही/ कुलमुखत्यारपत्रधारक

(राजेश गोपाळ)

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवेली-४

कुलमुखत्यारपत्रधारकाचे नाव

१००९ | ७ | १२

२०१४

522/1638 **पावती** Original/Duplicate

Friday,March 08 ,2013 नोंदणी क्रं. :39म

1:50 PM Regn.:39M

पावती क्रं.: 1830 दिनांक: 08/03/2013

गावाचे नाव: एरंडवणा

दस्तऐवजाचा अनुक्रमांक: हवल21-1638-2013

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: श्रीकांत पुरुषोत्तम परांजपे संचालक परांजपे स्किम्स कन्स्ट्रक्शन लि. तर्फे वि.कु.मु. प्रमोद रघुनाथ पानसे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 320.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 16	
एकूण:	रु. 440.00

आपणास हा दस्तऐवज अंदाजे 2:09 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

Joint S-R Haveli 21

बाजार मुल्य: रु.0 /- मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

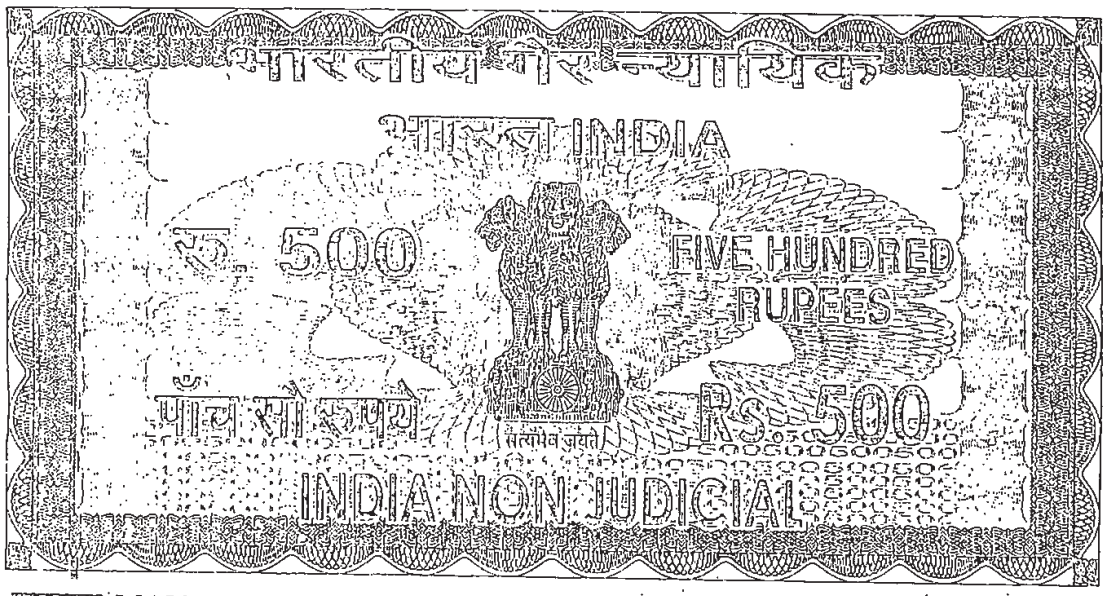
सह.दुय्यम निबंधक वर्ग-२-
हवेली क्र. २१,पुणे

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 340/-

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवल-४
१००६ | ७३ | R
२०१४



महाराष्ट्र MAHARASHTRA N 955684

अनुक्रमांक 19270 दि. 13 FEB 2013 रुपये 500/-

मुद्रांक कोणत्या कारणासाठी वापरण्यात आले (POA)

मुंबई मुद्रांक अधिनियम १९५८ चे अनुच्छेद क्र.

मुद्रांक वापरणाराचे संपूर्ण नाव Paranjape Schemes (Construction) Ltd

संपुर्ण पत्ता

हस्ते व्यक्तीचे संपुर्ण नांव Boramdeume Finney Sudhir Walimbe

पत्ता Pune-57

सह दुय्यम निबंधक अधिकारी पुणे
7 FEB 2013
उप कोषागार अधिकारी कोषागार पुणे करिता

नेहा डेरे (मुद्रांक विक्रेते)
परवाना क्र. 2201135
पत्ता – १२१८ फर्ग्युसन रस्ता, पुणे – ०४.
परवाल्याची मुदत – ३१/३/२०१३

मुद्रांक धारकाची सही /हस्ते व्यक्तीची सही

POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, I, SHRIKANT PURUSHOTTAM PARANJAPE, Age :- Adult, Occupation - Business, residing at Ashish Apartments, C.S.No. 759/23, Deccan Gymkhana, Shivaji Nagar, Pune - 411004

DO HEREBY SEND GREETINGS

THE SEAL OF JOINT SUB REGISTRAR HAVELI-IV

हवल-२१
१६३८ | ९ | १६
२०१३

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवल-४
१७८१ | ०४ | १५
२०१४

श्री नेहा ढेरे

कंपनी लॉयर

मुद्रांक विक्री पावती

मुद्रांक विक्रेता सौ.नेहा ढेरे

मुद्रांक विक्री लायसन्स् कं. ला.नं. 2201135

पत्ता :-1218 फर्ग्युसन रस्ता, पुणे -411 004

मुद्रांक घेणाऱ्याचे नांव :- Pharmyape Schems (India Pvt) Ltd

मुद्रांक रजिस्टर नं. 19270 मुद्रांक विक्री दिनांक 13/2/13

मुद्रांकाची किंमत	रूपये	मुद्रांक क्रमांक
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500 X 1	500	955684
1000 X	5	
5000 X		
10000 X		
एकूण किंमत	500	

या प्रमाणे मुद्रांकाची विक्री केली आहे.

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवेली-४
१७०६/०४/१८
२०१४

THE SEAL OF JOINT SUB-

हवेली-२१
१४३८/2/१४
२०१३

WHEREAS

a) I am Director of M/s. Paranjape Schemes (Construction) Ltd. a Company registered under the Companies Act, 1956 having office inter alia at PSC House, CTS No. 111+112/2, Anand Colony, Off Prabhat Road, Erandawane, Pune - 411004 carrying on business of Promoter and Builder in Pune, Mumbai, Kolhapur, Chiplun, Ratnagiri and various cities of Maharashtra State.

b) In view of my having various business interests and even otherwise, I am from time to time appointed as a Constituted Attorney by several persons who desire to sell their lands and/or who desire to have their lands developed through M/s. PSCL;

c) In discharge of my duties as such Constituted Attorney as also in discharge of my duties, I am required to execute and/or admit execution of several documents like Agreements To Sell, Supplementary Agreements to Sell, Deeds of Correction to Agreements to Sell, various Agreements, Deeds prescribed under Maharashtra Ownership Flat Act, 1963 and Maharashtra Apartment Ownership Act, 1970, Deeds of Declaration, Supplementary Deeds of Declaration, Deeds of Correction to Deeds of Declaration, Deeds of Apartment / Sale Deed, Cancellation Deeds, Conveyance Deeds, Lease Deeds, Leave and License Agreements and other commercial agreements, Memorandum of Understandings etc. (hereinafter referred to as "said Instruments") most of which documents are thereafter presented before the Sub-Registrar of Assurances concerned for the purpose of registration thereof.

d) Upon such documents thus being presented for registration, I am required to attend the office of the Sub-Registrar concerned for the purpose of admitting the execution of said Instruments and in some cases, I am even required to attend the concerned office for the purpose of so presenting said Instruments.

e) In view of my being otherwise occupied, I am at times not able to attend such an office soon upon presentment of said Instruments or soon upon execution thereof as the case may with the result that registration of said Instruments is kept pending for a considerable period, thereby causing hardship

हवेली-२१
१६३८/२०१८

and inconvenience not only to me but also to the other party to said Instruments.

f) In the circumstances, and with a view to avoid all such hardship and inconvenience, I have decided to put **RAJESH SHRIKRISHNA GOPAL**, Age - 30, Occupation - Service, Residing at 1005, A/1, Flat No. 502, Vivekshree Apts, Rajendra Nagar, Opp. P.M.C. Colony, Pune - 411030 as a 'Constituted Attorney' of myself in any of the capacity mentioned above by executing a GENERAL POWER OF ATTORNEY authorising the said RAJESH SHRIKRISHNA GOPAL to do in my name and on my behalf certain acts, deeds, matters and things as are more particularly hereinafter described.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS that in consideration of the premises and in further consideration of the said RAJESH SHRIKRISHNA GOPAL having agreed to exercise the powers hereby being conferred by me upon him duly and diligently. I, **SHRIKANT PURUSHOTTAM PARANJAPE**, do hereby appoint, nominate and constitute the said **RAJESH SHRIKRISHNA GOPAL** (hereinafter referred to as **"the said Attorney"**) to be the true and lawful Attorney of myself in my capacity as aforesaid in fact and in law and in my name and on my behalf in my capacity to do, execute and perform all or any of the following acts, deeds, matters and things, viz;

1) To present before the Competent registering authority the said Instruments or any other documents executed by me either before execution hereof or hereafter and either singly or jointly with any other person or persons in my capacity as aforesaid or otherwise howsoever, to admit the execution of any such documents, to do all acts and things necessary for registration of such a document, to receive the same back after due registration thereof and to deliver the same to any person or persons lawfully entitled to receive the same.

2) AND GENERALLY to do, perform or execute any act, deeds, matters, things whatsoever which ought to be done or performed or which in the opinion of the said Attorney ought to be done for the purpose of giving full and proper effect to the powers hereby conferred by me on the said Attorney to all intents and purposes as if I myself had been personally present and done the same.

THE SEAL OF THE SUB REGISTRAR HAVELI-IV 3

हवेली-४
१००८१ | ४४ | ५२
२०१४

SEAL OF JOINT SUB-REGISTRAR HAVELI-2

दस्त-२१
९६३८/५/६६
२०१३

3) AND I DO HEREBY AGREE to confirm and ratify all the acts, deeds, matters or things which may lawfully be done, pursued, signed, executed or suffered by the said Attorney on my behalf and in my name by virtue of the powers and authorities hereinabove contained AND I DO HEREBY DECLARE that all such acts, deeds, matters, things and/or proceedings as the case may be done, commenced, pursued, signed, executed or suffered by the said Attorney during the continuance of these presents shall be binding upon me and the same shall be in full force and effect.

IN WITNESS WHEREOF I HAVE HEREUNTO SET AND SUBSCRIBED MY HAND THIS 8th DAY OF MARCH IN THE CHRISTIAN YEAR 2013.



SHRIKANT PURUSHOTTAM PARANJAPE

(EXECUTANT)

I have accepted the Power

RAJESH SHRIKRISHNA GOPAL



Witnesses :-

1) Swapnil Dhokale
स्वप्नील धोकळे
११८ सदाशिव पेठ
पुणे: ३०

2) Paresh Dhame
Paresh Dhame, Dhankawadi, Pune-43

Identified by

Sanjay Mer

Advocate

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

C:\Users\pareshd\Desktop\POA_SHRIKANT PARANJAPE_TO_RAJESH GOPAL_.duck

दस्त-४
९७०६१/७८/१२
२०१४

पंजीकरण

विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे निकटतम भारतीय मिशन/केन्द्र में अपना पंजीकरण कराएं।

चेतावनी

यह पासपोर्ट भारत सरकार की सम्पत्ति है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी से इसके धारक को वापिस करने संबंधी सूचना मिलती है जिसमें पासपोर्ट लौटाने की मांग भी शामिल है तो उसका तुरंत अनुपालन किया जाए।

यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के पास में ही होना चाहिए। इसमें किसी भी प्रकार का फेरबदल या विकृति नहीं की जानी चाहिए।

पासपोर्ट गुम हो जाने, खोये हो जाने अथवा नष्ट हो जाने पर इसकी सूचना भारत में स्थित निकटतम पासपोर्ट अधिकारी को अथवा यदि पासपोर्ट धारक विदेश में है तो निकटतम भारतीय मिशन/केन्द्र और स्थानीय पुलिस को हालात की जानी चाहिए। विस्तृत पूछताछ के बाद ही डुप्लीकेट पासपोर्ट जारी किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

पिता / माता / विधिक अभिभावक का नाम / Name of Father / Legal Guardian
PARANJAPE PURSHOTTAM VISHNU

माता का नाम / Name of Mother
PARANJAPE PUSHPA PURSHOTTAM

पति या पत्नी का नाम / Name of Spouse
PARANJAPE VARSHA SHRIKANT

पता / Address
759/23, ASHISH APTS.,
DECCAN GYMKHANA,
PUNE - 411004, MAHARASHTRA.

पुराने पासपोर्ट का नं., जारी करने की तिथि एवं स्थान / Old Passport No., with Date and Place of Issue
Z1456112 09/04/2001 PUNE

फाइल नं./File No.
PNE3D1447210 - OLD PPT CLD & RETURNED

Passport No. Z2076164

Type / प्रकार P

Country Code / देश कूट IND

Name / नाम PARANJAPE

Nationality / राष्ट्रीयता INDIAN

Sex / लिंग M

Date of Birth / जन्म तिथि 29/11/1957

Place of Birth / जन्म स्थान PUNE

Date of Issue / जारी करने की तिथि 28/07/2010

Date of Expiry / समाप्ति तिथि 27/07/2020

File No. / फाइल नं. PNE3D1447210

P<INDPARANJAPE<<SHRIKANT<<<<<<<<<<<<<<<<<<<<<<
Z2076164<3IND5711299M2007272<<<<<<<<<<<<<<08

THE SEAL OF THE OFFICE OF THE PASSPORT OFFICER, PUNE

EMIGRATION CHECK NOT REQUIRED

PASSPORT OFFICE PUNE

96321 36 ₹ 0923

दस्त-२१
७). १४३८ | ७ | १६
२०१३

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/14746/04912

To,
राजेश श्रीकृष्ण गोपाळ
Rajesh Shrikrishna Gopal
502/A 1, VIVEK SHREE APART, RAJENDRA NAGAR PMC
COLLNY
Pune
Pune
Maharashtra 411030

03/01/2012

Ref: 92 / 208 / 102607 / 103540 / P

UE0763050331N

आपला आधार क्रमांक / Your Aadhaar No. :

2252 3638 4559

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

राजेश श्रीकृष्ण गोपाळ
Rajesh Shrikrishna Gopal
जन्म वर्ष / Year of Birth : 1982
पुरुष / Male

2252 3638 4559

आधार — सामान्य माणसाचा अधिकार

Government of India

AADHAAR

सूचना ..

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाईन अधिप्रमाणा द्वारे प्राप्त करा.

INFORMATION :

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

208 / 102607

- आधार देशभरात ग्राह्य आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : ५०२/ए १, विवेक श्री अपार्ट, राजेंद्र नगर पीएमसी कॉलनी, पुणे, महाराष्ट्र, 411030

Address: 502/A 1, VIVEK SHREE APART, RAJENDRA NAGAR PMC COLLNY, Pune, Maharashtra, 411030

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

आयकर विभाग — भारत सरकार
INCOME TAX DEPARTMENT — GOVT OF INDIA

GOPAL RAJESH SHREEKRISHNA
SHREEKRISHNA DHONDU GOPAL
03/11/1982
Permanent Account Number
AALGPG3093C

Signature

THE SUB REGISTRAR
HAVELI-IV

दस्त-४
१००९ | १० | १२
२०१४

घोषणापत्र

मी प्रमोद रघुनाथ पानसे याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली २१ यांचे कार्यालयात करारनामा/डीड ऑफ अपार्टमेंट / प्रा.र.अ.क्र.३५३/२०१३ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. एस.पी. परांजपे व इ. यांनी दि. ०७.०६.१९९६ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

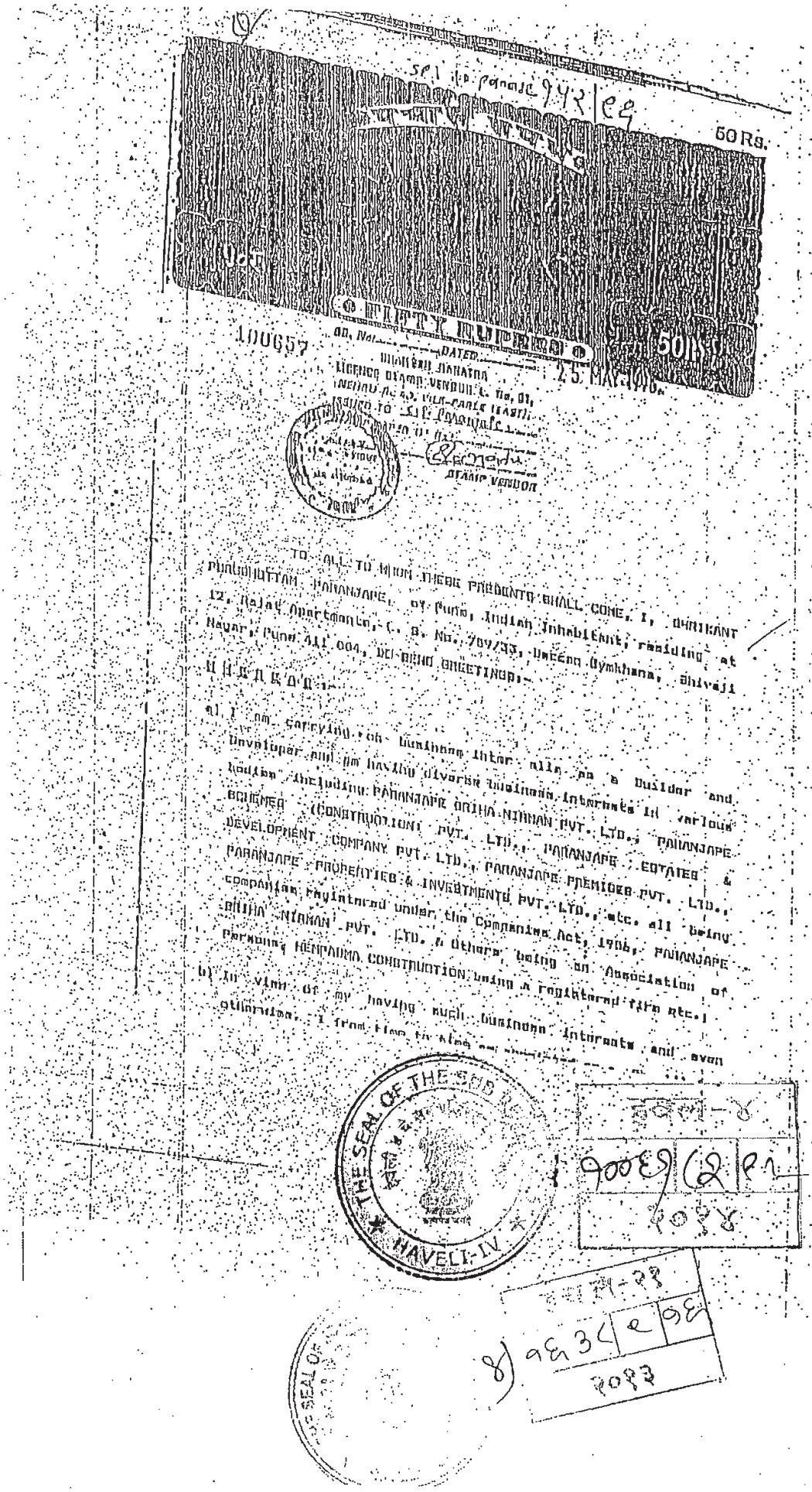
कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक ८/३/२३

दस्त क्र.-२१
७१६३८/९६
२०१३

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

दस्त क्र.-४
१००९/१९/१२
२०१४



TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SHRIKANT PURUSHOTTAM PARANJAPE, of Pune, Indian Inhabitant, residing at 12, Rajat Apartments, C. S. No. 709/33, Useful Symkhana, Shivaji Nagar, Pune 411 004, DO SEND GREETINGS:-

WHEREAS:-

a) I am carrying on business inter alia as a builder and developer and am having diverse business interests in various bodies including PARANJAPE BRIHA NIRMAN PVT. LTD., PARANJAPE BUILDER (CONSTRUCTION) PVT. LTD., PARANJAPE ESTATES & DEVELOPMENT COMPANY PVT. LTD., PARANJAPE PREMISES PVT. LTD., PARANJAPE PROPERTIES & INVESTMENTS PVT. LTD., etc. all being companies registered under the Companies Act, 1956, PARANJAPE BRIHA NIRMAN PVT. LTD. & others being an Association of Persons, KENPARMA CONSTRUCTION being a registered firm etc.)

b) In view of my having such business interests and even otherwise, I from time to time am [illegible]

Attorney by several persons who desire to sell their lands and/or who desire to have their lands developed either through any of the said bodies or otherwise)

a) In discharge of my duties as such a Constituted Attorney as also in discharge of my duties as a person interested in various bodies as aforesaid, I am required to execute and/or admit execution of several documents like Agreements, Conveyances, Undertakings, Cancellation Deeds etc., most of which documents are thereafter presented before the Sub-registrar of Assurances concerned like the Sub-registrar of Assurances at Mandra and/or at Bombay and/or at Kolhapur and/or at Haveli and/or at Pune and/or at Maval for the purpose of registration thereof;

b) Upon such documents thus being presented for registration, I am required to attend the office of the Sub-registrar concerned for the purpose of admitting the execution of such documents and in some cases, I am even required to attend the concerned office for the purpose of so presenting such a document;

c) In view of my being otherwise occupied, I am at times not able to attend such an office upon presentment of such a document or even upon execution thereof as the case may be which the result that registration of such a document is kept pending for a considerable period, thereby causing hardship and inconvenience not only to me but also to the other party to such an Agreement, Conveyance etc.;

d) In the circumstances, and with a view to avoid all such hardship and inconvenience, I have decided to put PRAMOD MAHADNATH RAWAL as a constituted Attorney of myself in any of the capacities mentioned above by executing a GENERAL POWER OF ATTORNEY authorising the said PRAMOD MAHADNATH RAWAL to do in

हवेली-४

१७७६	८७	१८

२०१४

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

३ ले-२१

४	१६३८	९०	३६

२०१३

my name and on my behalf certain acts, deeds, matters and things as are more particularly hereinafter described.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS that in consideration of the premises and in further consideration of the said PRAMOD RAGHUNATH PANDE having agreed to exercise the powers hereby being conferred by me upon him duly and diligently, I, SHRIKANT PURUSHOTTAM PARANJAPE, do hereby appoint, nominate and constitute the said PRAMOD RAGHUNATH PANDE (hereinafter referred to as "the said Attorney") to be the true and lawful Attorney of myself in any of my capacities as aforesaid in fact and in law and in my name and on my behalf in any of my aforesaid capacities to do, execute and perform all or any of the following acts, deeds, matters and things, viz.:

1. To present before the Competent Registering Authority the Agreements and/or Conveyances and/or any other documents executed by me either before execution hereof or hereafter and either singly or jointly with any other person or persons in any of my capacities as aforesaid or otherwise howsoever, to admit the execution of any such documents, to do all acts and things necessary for registration of such a document, to receive the same back after due registration thereof and to deliver the same to any person or persons lawfully entitled to receive the same.

AND GENERALLY to sign all letters, correspondence and other documents and to do, perform or execute any act, deeds, matters, and things whatsoever which ought to be done or performed or which in the opinion of the said Attorney ought to be done for the purpose of giving full and proper effect to the powers hereby conferred by me on the said Attorney to all intents and purposes as if I would have been personally present and done the same.

AND I DO HEREBY AGREE to confirm and ratify all the acts,

THE SEAL OF THE SUB ★ HAVELI-IV

1900/1981

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deeds, matters or things which may lawfully be done, pursued, signed, executed or suffered by the said Attorney on my behalf and in my name by virtue of the powers and authorities hereinabove contained AND I DO HEREBY DECLARE that all such acts, deeds, matters, things and/or proceedings as the case may be done, commenced, pursued, signed, executed or suffered by the said Attorney during the continuance of these presents shall be binding upon me and the same shall be in full force and effect.

IN WITNESS WHEREOF I, BHASKANT PURUSHOTTAM PARANJAPE, have hereunto set and subscribed my hand this 7th day of June in the Christian year One Thousand Nine Hundred Ninety Six.

SIGNED SEALED AND DELIVERED BY the within named BHASKANT PURUSHOTTAM PARANJAPE.

Identified by:-

Before me.

3938/96

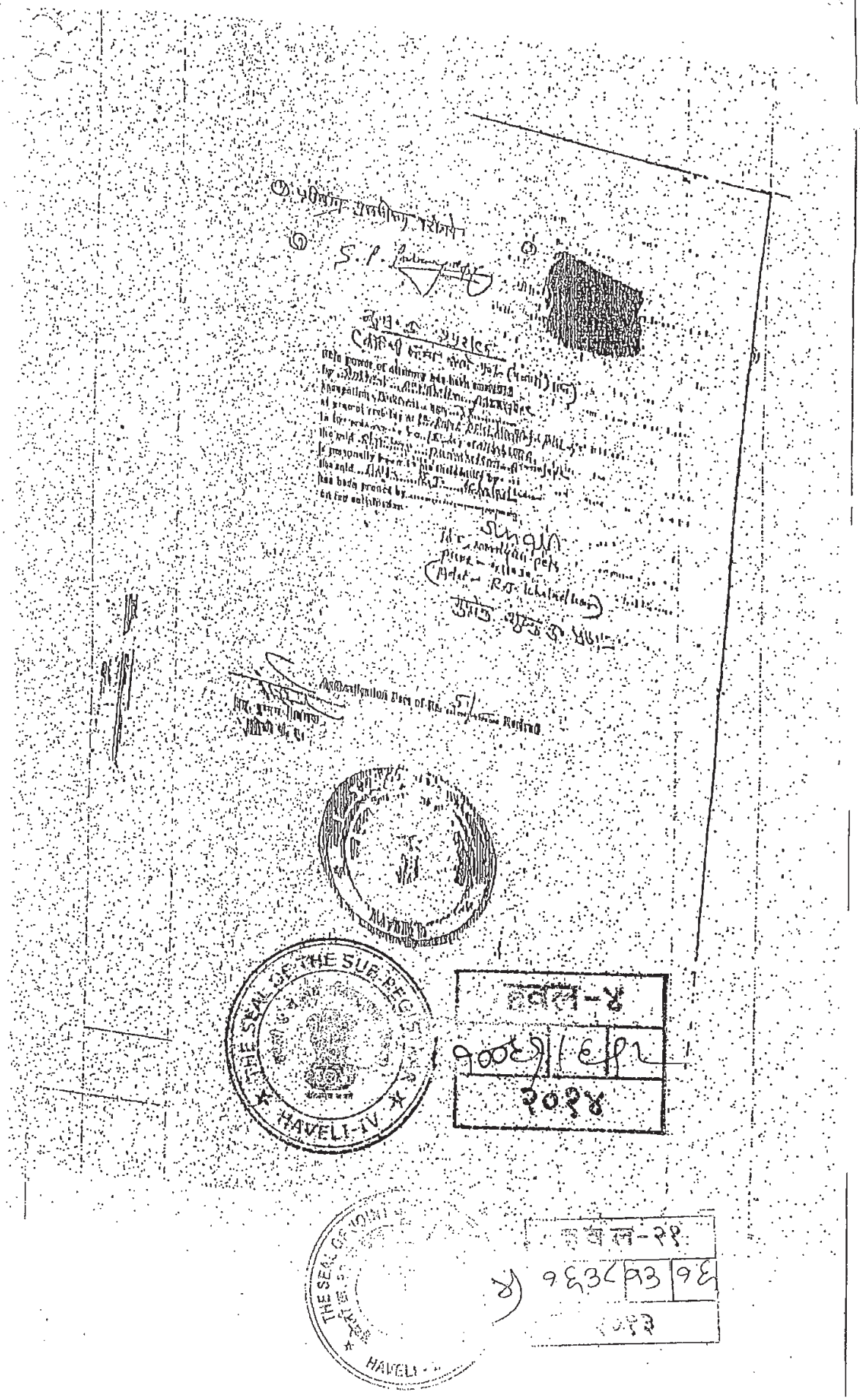
7/6/1996

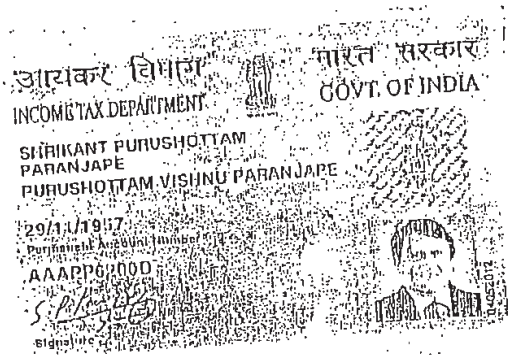
THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवेली-४

१७३९ | ५ | ९८

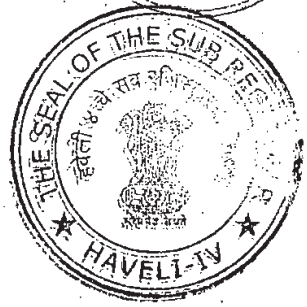
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THE SEAL OF THE SUB REGISTRAR
HAVELI-IV





हवेली-२१
१६३८/१४/१६
२०१३



हवेली-४
१००६/१७/१८
२०१४

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

522/1638
शुक्रवार,08 मार्च 2013 1:51 म.नं.

दस्त गोषवारा भाग-1

हवल21 ४) ५५/१६
दस्त क्रमांक: 1638/2013

दस्त क्रमांक: हवल21 /1638/2013

बाजार मुल्य: रु. 00/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल21 यांचे कार्यालयात
अ. क्रं. 1638 वर दि.08-03-2013
रोजी 1:48 म.नं. वा. हजर केला.

पावती:1830 पावती दिनांक: 08/03/2013

सादरकरणाराचे नाव: श्रीकांत पुरुषोत्तम परांजपे संचालक परांजपे स्किम्स कन्स्ट्रक्शन लि. तर्फे वि.कु.मू. प्रमोद रघुनाथ पानसे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 320.00
डाटा एन्ट्री	रु. 20.00
पृष्टांची संख्या: 16	
एकुण:	440.00

दस्त हजर करणाऱ्याची सही:

Joint S R Haveli 21

Joint S R Haveli 21

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 08 / 03 / 2013 01 : 48 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 08 / 03 / 2013 01 : 49 : 17 PM ची वेळ: (फी)

सह.दुय्यम निबंधक वर्ग-२
हवेली क्र. २१,पुणे

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II HAVELI-21

iSarita v1.0

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवल-४
१००९ | ११ | २०१४

Summary-2(दस्त गोषवारा भाग - २)

5224143
08/03/2013 1 55:36 PM

दस्त गोषवारा भाग-2

हवल21 ४ 98/98
दस्त क्रमांक:1638/2013

दस्त क्रमांक :हवल21/1638/2013
दस्ताचा प्रकार :-कुलमुखत्यारपत्र.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश श्रीकृष्ण गोपाळ पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पी एम सी कॉलनी पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:- R.S.		
2	नाव:श्रीकांत पुरुषोत्तम परांजपे संचालक परांजपे स्किम्स कन्स्ट्रक्शन लि. तर्फे वि.कु.मू. प्रमोद रघुनाथ पानसे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कोथरुड पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-59 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:08 / 03 / 2013 01 : 51 : 43 PM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अँड पंकज एम. वानखडे वय:33 पत्ता:शिवाजीनगर पुणे पिन कोड:411016		

स्वाक्षरी

शिक्का क्र.4 ची वेळ:08 / 03 / 2013 01 : 52 : 04 PM

प्रमाणित करण्यात येते की या दस्त ऐवजात पान नं 5 पृष्ठे आहेत. 9 & 3 अतिरिक्त पृष्ठांबाबत पृष्ठांकाचे बंधन नाही.

Joint S R Haveli 21

सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र.२१
दिनांक 8/3/2013

1638 /2013

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवल-४
१००९/ ११/१२
२०१४

THE SEAL OF JOINT SUB-REGISTRAR CLASS II HAVELI-21

शुक्रवार,14 नोव्हेंबर 2014 1:02 म.नं.

दस्त गोषवारा भाग-1

हवल4 ९०१९२
दस्त क्रमांक: 10061/2014

दस्त क्रमांक: हवल4 /10061/2014

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. हवल4 यांचे कार्यालयात

अ. क्रं. 10061 वर दि.14-11-2014

रोजी 12:52 म.नं. वा. हजर केला.

पावती:10659 पावती दिनांक: 14/11/2014

सादरकरणाराचे नाव: चंद्रकांत रायगोंडा पाटील व इतर (ओनर / ग्रॅन्टर नं 1)तर्फे कु मु श्रृती टाय अप प्रा लि तर्फे संचालक श्री दिलीप एस दामले तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 1840.00

पृष्ठांची संख्या: 92

एकुण: 1940.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-4

सह दुय्यम निबंधक, हवेली-4

दस्ताचा प्रकार: घोषणापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्रं. 1 14 / 11 / 2014 12 : 52 : 39 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 14 / 11 / 2014 12 : 54 : 14 PM ची वेळ: (फी)

THE SEAL OF THE SUB REGISTRAR OF HAVELI IV

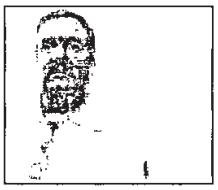
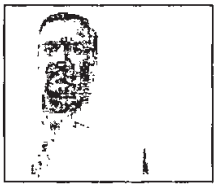
552

14/11/2014 1 04:14 PM

दस्त गोषवारा भाग-2

हवल4 P9121
दस्त क्रमांक:10061/2014

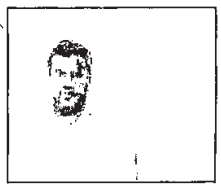
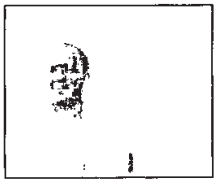
दस्त क्रमांक :हवल4/10061/2014
दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चंद्रकांत रायभोंडा पाटील व इतर (ओनर / ग्रॅन्टर नं 1)तर्फे कु मु श्रृती टाय अप प्रा लि तर्फे संचालक श्री दिलीप एस दामले तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कोथरूड पुणे , रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:	लिहून देणार वय :-43 स्वाक्षरी:-		
2	नाव:मे श्रृती टाय -अप प्रा लि तर्फे अधिकृत स्वाक्षरीकार श्री दिलीप एस दामले (ओरिजनल डेव्हलपर / ग्रॅन्टर नं 2) तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे - - पत्ता:-, -, -, कोथरूड पुणे , -, Bhusari Colony, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:	लिहून देणार वय :-43 स्वाक्षरी:-		
3	नाव:मे ग्लोरिया असोसिएटस भागीदार संस्था तर्फे अधिकृत स्वाक्षरीकार श्री दिलीप एस दामले तर्फे वि कु मु म्हणुन श्री श्रीनिवास अनंत देशपांडे आणि मे परांजपे स्कीम्स (कंन्स्ट्रक्शन) लि तर्फे अधिकृत स्वाक्षरीकार श्री एस पी परांजपे (डेव्हलपर) तर्फे वि कु मु म्हणुन श्री राजेश श्रीकृष्ण गोपाळ पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राजेंद्र नगर पुणे , रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:	लिहून देणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार त्यांनी सदर घोषणापत्र नंदस्तऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 11 / 2014 12 : 55 : 21 PM

THE SEAL OF THE SUB REGISTRAR OF HAVELI IV सत्यमेव जयते

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तातील पक्ष करुन देणार यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:समीर पांडुरंग डावळकर वय:29 पत्ता:शुक्रवार पेठ पुणे पिन कोड:411002	स्वाक्षरी		
2	नाव:प्रविण मोहिते - - वय:31 पत्ता:भांडारकर रोड पुणे पिन कोड:411004	स्वाक्षरी		

Summary-2(दस्त गोषवारा भाग - २)

शिक्का क्र.4 ची वेळ:14 / 11 / 2014 12 : 56 : 03 PM

शिक्का क्र.5ची वेळ:14 / 11 / 2014 12 : 56 : 12 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, हवेली-4

10061 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करणेत येते की, या दस्तऐवजामध्ये
एकुण १२ पृष्ठे आहेत.
सह दुय्यम निबंधक, हवेली क्र. ४,
पहिले नंबरचे पुस्तकातील
नंबरी नोंदविला
९००९
सह दुय्यम निबंधक, हवेली क्र. ४, पुणे
दिनांक १४/११/२०१४

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

THE SEAL OF THE SUB REGISTRAR HAVELI-IV

हवेली-४
९००९ १२ १२
२०१४

T.C

Anx. A10

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III- 2015 /C.R. 123 /TC-3
Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annex,
Mumbai- 400 032.
Date: 19 January, 2017.

To,
M/s. Gloria Associates.
at S.No. 47 (47/4A) + (47/4B) + (47/5) +
(47/6) + (47/9) + (47/11) + (47/12) +
(47/16) + (47/4/B) + (47/13) + (47/14/P)
+ (47/19) opp. Ambrosia, Mulshi Road, Bavdhan, Distt. Pune.

Subject: Environment clearance for proposed expansion of residential and commercial project at S.No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19) opp. Ambrosia, Mulshi Road, Bavdhan, Distt. Pune by M/s. Gloria Associates.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 45th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 103rd meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

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

Sr.	Particular	Commitment on	
1.	Name of the project	Paranjape Schemes (Construction) Limited. "Gloria Grand" Proposed Expansion Residential Project at Bavdhan, Pune	
2.	Name, contact number & address of Proponent	Name	Paranjape Schemes (Construction) Ltd.
		Address	PSC House, CTS No 111+111/2, Anand colony, Near Suvanrekha Dining Hall, Near Karnataka High School Lane, Off Prabhat Road, Pune 411004.
		Telephone	020-25462128
		Fax	020-25462128

T.C

		Email ID: sanjayj@pscl.in
3.	Name, contact number & address of Consultant	Name: Mahabal Enviro Engineers Pvt. Ltd. Sachin Gore/Priyanka Shinde/Pradnya Bagul Address: F-7, Road No. 21, Wagle Estate, Thane (West)-400604 Telephone: 022 - 25823154 Mobile: 7350212877/9821127972/9594076605 Email ID: mahabal.thane@gmail.com
4.	Accreditation of consultant (NABET Accreditation)	NABET RA letter dated 30.12.2015 and NABET list Number Rev.38 (A) dated 08.02.2016. QCI NABET List for the construction project / Area development project / Township: EIA Consultant for Sector 1: Mining of minerals including Open cast / Underground mining Sector 4: Thermal Power Plants Sector 8: Metallurgical industries (ferrous & non-ferrous)-both primary & Secondary Sector 9: Cement plant Sector 22: Distilleries Sector 31: Industrial estates/ parks/ complexes/ Areas, export processing Zones (EPZs), Special economic zones (SEZs), Biotech Parks, Leather Complexes Sector 32: Common hazardous waste, Waste treatment, storage and disposal facilities (TSDFs) Sector 38: Building and large construction projects including shopping malls, Multiplexes, commercial complexes, housing estates, hospitals, institutions. Sector 39: Township and Area Development projects
5.	Type of project: Housing project/ Industrial Estate/ SRA scheme/ MHADA/ Township or others	Residential project
6.	Location of the project	S. No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) +(47/4/B) + (47/13) + (47/14/P) + (47/19) at Bavdhan, Pune.

<table>
<tr><td>7.</td><td>Whether in Corporation/ Municipal / other area</td><td>Pune Municipal Corporation (PMC)</td></tr>
<tr><td>8.</td><td>Applicability of DCR</td><td>PMC DCR</td></tr>
<tr><td>9.</td><td>IOD/IOA/Concession document or any other form of document as applicable(clarifying its conformity with local planning rules & provision)</td><td>We have received the Commencement Certificate no. CC/2366/15 dated 28.10.2015 from Pune Municipal Corporation</td></tr>
<tr><td>10.</td><td>Note on initiated work(if applicable)</td><td>We have completed our existing construction as per received the Environment Clearance.
Now in proposed project, there is no any construction work is started on site.</td></tr>
<tr><td>11.</td><td>LOI / NOC from MHADA / Other approvals (If applicable)</td><td>No.</td></tr>
<tr><td>12.</td><td>Total Plot Area (sq.m.)
Deduction
Net plot area</td><td>
<table>
<tr><th>Details</th><th>Existing as per EC</th><th>Proposed</th><th>Total</th><th>Unit</th></tr>
<tr><td>Total plot area</td><td>28,020</td><td>19,161</td><td>47,181</td><td>m^2</td></tr>
<tr><td>Deduction of road widening (D P Road 12 & 24 M)</td><td>8,891</td><td>721</td><td>9,612</td><td>m^2</td></tr>
<tr><td>Deduction of Amenity</td><td>5,281</td><td>0</td><td>5,281</td><td>m^2</td></tr>
<tr><td>Nala Garden reservation</td><td>851</td><td>0</td><td>851</td><td>m^2</td></tr>
<tr><td>Net plot area</td><td>12,997</td><td>18,440</td><td>31,437</td><td>m^2</td></tr>
</table>
</td></tr>
<tr><td>13.</td><td>Permissible FSI (including TDR etc.)</td><td>
<table>
<tr><th>Details</th><th>Permissible FSI</th><th>Consumed FSI</th><th>Balance FSI Total in m^2</th></tr>
<tr><td>As per EC</td><td>36,409</td><td>35,234</td><td>1,175</td></tr>
<tr><td>Proposed</td><td>19,072</td><td>20,247</td><td>-(1,175)</td></tr>
<tr><td>Total FSI area</td><td>55,481</td><td>55,481</td><td>0</td></tr>
</table>
</td></tr>
<tr><td>14.</td><td>Proposed Built-up Area
(FSI & Non-FSI)</td><td>
<table>
<tr><th>Details</th><th>As per EC</th><th>Proposed</th><th>Total in m^2</th></tr>
<tr><td>FSI area</td><td>37,463</td><td>17,756</td><td>55,219</td></tr>
<tr><td>Non FSI area</td><td>35,507</td><td>15,126</td><td>50,630</td></tr>
<tr><td>Total Construction area</td><td>72,970</td><td>32,882</td><td>1,05,852</td></tr>
</table>
</td></tr>
<tr><td>15.</td><td>Ground-coverage percentage (%)
(Note: Percentage of</td><td>2,455 m^2 (36%)</td></tr>
</table>

<table>
<tr><td></td><td>plot not open to sky)</td><td></td></tr>
<tr><td>16.</td><td>Estimated cost of the project</td><td>Rs.116.52 Crore</td></tr>
<tr><td>17.</td><td>No. of building & its configuration</td><td>
<table>
<tr><td colspan="5">Proposed project details</td></tr>
<tr><td>Details</td><td>No. of floor</td><td>Tenements (no.)</td><td>Population (no.)</td><td>Height in m</td></tr>
<tr><td>Building B1</td><td>2P + 17 floors</td><td>100</td><td>500</td><td>54.99</td></tr>
<tr><td>Building B2</td><td>2P + 17 floors</td><td>100</td><td>500</td><td>54.99</td></tr>
<tr><td>Building H1 Commercial</td><td>P+ 6 floors</td><td></td><td>321</td><td>19.95</td></tr>
<tr><td>Building H2</td><td>P + 6 floors</td><td>18</td><td>90</td><td>19.95</td></tr>
<tr><td>Total</td><td></td><td>218</td><td>1,411</td><td></td></tr>
</table>
</td></tr>
<tr><td>18.</td><td>Number of tenants and shops</td><td>218 Tenements and 1 shop</td></tr>
<tr><td>19.</td><td>Numbers of expected residents/ users</td><td>Residential : 1,090 No.
Commercial : 321 No.
Total : 1,411 No.</td></tr>
<tr><td>20.</td><td>Tenant density per hector (proposed)</td><td>815/ha</td></tr>
<tr><td>21.</td><td>Height of the building</td><td>Maximum height is 54.99 m</td></tr>
<tr><td>22.</td><td>Right of way (Width of the road from the nearest fire station to the proposed building (s))</td><td>60 m wide Road
24 m wide DP Road
12 m wide approach road</td></tr>
<tr><td>23.</td><td>Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation</td><td>9 m</td></tr>
<tr><td>24.</td><td>Existing structure (s)</td><td>Yes. Existing building was completed as per received Environment Clearance dated 24.12.2007 from Govt. of India, MoEF, Delhi.</td></tr>
<tr><td>25.</td><td>Details of the demolition with disposal (if applicable)</td><td>No</td></tr>
<tr><td>26.</td><td>Water conservation</td><td>Proposed project details
Dry season:
• Fresh water (CMD): 108m^3/day
• Source: PMC
• Recycled water (CMD): 69 m^3/day
• Total water requirement (CMD): 162 m^3/day</td></tr>
</table>

<table>
<tr><td></td><td></td><td>• Excess Treated Water (CMD): 56 m^3/day
• Swimming pool requirement (Cum): 2 m^3/day

Wet season:
• Fresh water (CMD): 108m^3/day
• Source: PMC
• Recycled water (CMD): 65 m^3/day
• Total water requirement (CMD): 162m^3/day
• Swimming pool requirement (Cum): 2 m^3/day</td></tr>
<tr><td>27.</td><td>Details of Swimming pool</td><td>Dimension of Swimming Pool: 12 m x 6 m

Total water Requirement in kL: 86.4 m^3

Water requirement for make up in KLD: 2.00 m^3/day

Details of Plant & Machinery used for treatment of Swimming pool water: Ozonation Technology

Details of quality to be achieved for swimming pool water and parameters to be monitored:
<table>
<tr><td>Parameter</td><td>Unit</td><td>Range</td></tr>
<tr><td>pH</td><td></td><td>7.0-7.8</td></tr>
<tr><td>Total alkalinity</td><td>ppm</td><td>80-150</td></tr>
<tr><td>Calcium Hardness</td><td>ppm</td><td>175-250</td></tr>
<tr><td>Free chlorine</td><td>ppm</td><td>1-1.5</td></tr>
</table></td></tr>
<tr><td>28.</td><td>Rain Water Harvesting (RWH)</td><td>Residential
Level of the Ground water table: 3 to 4 m below ground level
• No. of recharge pits: 6 no. of recharge pits having size 1 m × 1 m × 1 m depth

Commercial: (No)
• Level of the Ground water table: Not applicable
• Size and no. of RWH tank (s) and Quantity: Not applicable
Capacity of RWH tank: Not applicable
• Location of the RWH tank (s) : Not applicable
• No of Recharge Pits: Not applicable
• Budgetary allocation (Capital cost and O & M cost):
Capital cost is Rs.1.5 lakh
O & M cost is Rs.0.15 lakh/year</td></tr>
<tr><td>29.</td><td>UGT tanks</td><td>Residential & Commercial:
Domestic UG tank Capacity: 177 m^3/day
Flushing UG tank Capacity:64 m^3/day
Fire UG tank Capacity: 150 m^3</td></tr>
<tr><td>30.</td><td>Storm water drainage</td><td>• Natural water drainage pattern: along the road side.
• Quantity of storm water: 1.3 m^3/sec
• Size of SWD: 750mm x 650 mm depth</td></tr>
<tr><td>31.</td><td>Sewage and waste water</td><td>Residential & Commercial
• Sewage generation (CMD): 129m^3/day
• STP technology: Moving Bed Bio Rector (MBBR)</td></tr>
</table>

		• Capacity of STP: 130 & 23 m^3/day • Area is 127 m^2 and 40 m^2 Budgetary allocation (Capital cost and O & M cost) Capital cost is Rs.34 lakh O & M cost is Rs.10 lakh/year
32.	Solid waste Management	Waste generation in the Pre construction and construction phase 1. Waste generation is 15,280 m^3 2. Quantity of the top soil to be preserved: 2,587 m^3 3. Top soil preservation / conservation: Top soil will be preserved and later reused in landscape area. 4. Disposal of the construction way debris: Debris generated will be sent to the authorized debris disposal site as per "Construction and Demolition and De-silting Waste (Management and Disposal) Rules 2006. Waste generation in the Operation Phase Residential & Commercial: • Dry quantity: 201 kg/day • Wet quantity: 385 kg/day • Inert quantity: 42kg/day • Total quantity: 609 kg/day • E-Waste (kg/month): Not applicable • Hazardous waste (kg/month): Not Applicable • Biomedical waste (kg/month) (If applicable): Not Applicable • STP Sludge (Dry sludge) (kg/day): 1 kg/day Mode of Disposal of waste: • Dry quantity: Dry garbage will be segregated & disposed off to recyclers. • Wet quantity: Wet garbage will be composted and used as organic manure for landscaping • E-Waste: Disposed off to recyclers. • Hazardous waste: Not Applicable • Biomedical waste (If applicable): Not Applicable • STP Sludge (Dry sludge): Dry sludge can be used as manure for plantation & gardening purposes inside the premise. Area requirement: Location (s) and total area provided for the storage and treatment of the solid waste: location is on Ground and area is 40 m^2 and 13 m^2 Budgetary allocation (Capital cost and O & M cost) Capital cost is Rs.12 lakh O & M cost is Rs.2 lakh/year
33.	Green Belt Development	Total R.G area: • RG area other then green belt: Not applicable

(Please specify for playground, etc.)
RG area is 1,120 m^2

- RG area under green belt:

On Ground: RG 1: 725 m^2
Open space as a RG 2: 395 m^2
Total RG area is 1,120 m^2

- Plantation:
- Number and list of trees species to be planted in the ground RG 560 no. of trees will be planted in total RG area.
- List is given below: Existing trees

Botanical name	Common name	Total
	Existing	
Acacia auriculiformis	Australian bakul	15
Araciacaria cookii	x-mass tree	6
Azardirachta indica	Neem	35
Alstonia scholaris	veatalin	10
Bauhinia variegata	kanchan	40
Cassia fistula	Amaltash	60
Callistiman lanciolatus	Bottle brush	15
Casuriana equisetofolia	Suru	10
Delonix regia	Gulmohar	10
Jacaranda mimosifolia	Nilmohor	15
Plumeria alba	Chafa	20
Peltophorum pterocarpum		10
Ravinalla madagascarensis	Travelers palm	20
Taebubea argentea	Taebubea golden	60
Terminailia catappa	Badam	30
Washingtonia filifera	Palm	20
Total		377

- List is given below: Proposed trees

Botanical name	Common name	Total
	Proposed	
Couroupita guianensis	Kailasapati	16
Bauhinea purpurea	Kanchan	18
Lagerstoemia floxragme	Taman	14
Azadirachta indica	Neem	08
Manikara hexandra	Chikoo	10
Saraca Asoca	Sita Askoka	04
Anthocephalous	Kadamb	15
Sweitenia mohgani	Mahogani	06
Albizzia lebbek	Shirish	06
Cassia fistula	Bahava / golden shower tree	08
Pterospermum	Muchkund	07
Plumeria	Chafa	17

		Barringtonia Acutangula — Samudra phal — 27 *Khaya Grandis* — Khaya — 27 Total — 183 Number and list of trees species to be planted in the ground RG: 560 no. Number and list of Shrub & bushes species planted in the podium RG: provided Number and list of trees species to be planted around the border of nalla/ stream / pond (if any): No Number of existing Trees: 377 no. Number, Size, Age and Species of trees to be cut, trees to be transplanted: No Number, Size, Age and Species of trees to be cut, trees to be transplanted: No NOC for the tree cutting / transplantation / compensatory plantation, if any: No Trees to be transplanted: No • Budgetary allocation (Capital cost and O & M cost) Capital cost is Rs.90 lakh O & M cost is Rs.4 lakh/year
34.	Energy	Power supply: • Maximum demand: 665 kW • Source: MSEDCL Total DG power consumption for residential buildings: 320 kVA Total DG power consumption for clubhouse and commercial buildings: Not applicable Energy saving measures: • The following Energy Conservation Methods are proposed in the project: • Use of energy efficient, BEE labeled electrical fixtures, solar powered lighting in external common area. • Energy efficient Light Emitting Diode (LED) lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures. • Solar Electrical Power + LED lighting is complimentary in Residential as in day time, it is used effectively in night time in Common areas like staircase, area lighting. Calculation & % of saving: 9% Number and capacity of the DG sets to be used: DG set: 320 & 100 kVA

<table>
<tr><td></td><td></td><td>Stack Height: 3 m

Electricity requirement from MSEDCL: 665 kW

HT line passing through the plot if any: Yes</td></tr>
<tr><td>35.</td><td>Environmental Management plan Budgetary Allocation</td><td>Construction phase (with Break-up)
<table>
<tr><th>Parameter</th><th>Cost (Rs. In Lakh)</th></tr>
<tr><td>Water For Dust Suppression</td><td>1.0</td></tr>
<tr><td>Air & Noise monitoring</td><td>2.0</td></tr>
<tr><td>Soil erosion control</td><td>2.0</td></tr>
<tr><td>Water monitoring</td><td>1.0</td></tr>
<tr><td>Site Sanitation</td><td>3.0</td></tr>
<tr><td>Gardening Set up</td><td>12.0</td></tr>
<tr><td>Disinfection-Pest Control</td><td>2.0</td></tr>
<tr><td>First Aid Facilities</td><td>1.0</td></tr>
<tr><td>Health Check Up</td><td>1.0</td></tr>
<tr><td>Training and awareness</td><td>1.0</td></tr>
<tr><td>Personal Protective Equipment's</td><td>2.0</td></tr>
<tr><td>Modular STP</td><td>7.0</td></tr>
<tr><td>CFL lamps for labour hutments</td><td>1.0</td></tr>
<tr><td>Miscellaneous</td><td>3.0</td></tr>
<tr><td>Total</td><td>39.0</td></tr>
</table>
Operational Phase (with Break-up)
<table>
<tr><th>Sr.</th><th>Parameter</th><th>Set up cost (Rs. In Lakh)</th><th>O & M cost (Rs. In Lakh)</th></tr>
<tr><td>1</td><td>Sewage Treatment Plant</td><td>34.0</td><td>10.0</td></tr>
<tr><td>2</td><td>Water Treatment Plant</td><td>4.0</td><td>1.0</td></tr>
<tr><td>3</td><td>Landscape Development</td><td>90.0</td><td>4.0</td></tr>
<tr><td>4</td><td>Solid Waste Composting</td><td>12.0</td><td>2.0</td></tr>
<tr><td>5</td><td>Rain water harvesting</td><td>1.5</td><td>0.15</td></tr>
<tr><td>6</td><td>Fire Fighting</td><td>14.0</td><td>2.0</td></tr>
<tr><td>7</td><td>Solar hot lighting</td><td>22.0</td><td>3.0</td></tr>
<tr><td>8</td><td>Environmental Monitoring</td><td>0.0</td><td>3.0</td></tr>
<tr><td></td><td>Total</td><td>177.5</td><td>25.15</td></tr>
</table>

Quantum & generation of Corpus fund & commitment: Not Applicable as facility is operated by us.
Responsibility for further O & M: All facilities will be handed over to the society. O & M of this facility will be handled by the society. We have incorporated the same in
</td></tr>
</table>

		the sale agreement.
36.	Traffic management	

Details	As per DCR (Number)	Parking provided (m^2)	Parking area (m^2)	Car per MoEF Construction manual
4 wheelers	379	382	10,680	25 & 30
2 wheelers	663	663	2,784	4.2
Cycle	389	389	1,633	4.2

Car with circulation area	Manual on norms & standards for Environment Clearance of large construction projects
Open parking	25 m^2
Ground floor covered parking	30 m^2
Basement	35 m^2

37.	CRZ/RRZ clearance obtain, if any	Not applicable		
38.	Distance from Protected Area/Critically Polluted areas/ Eco-sensitive areas / Inter-State boundaries	Not applicable		
		Status of the approval	Name of the competent authority	Date of the issued letter
39.	CFO NOC for the above said building structure (s)	Applied		
40.	HRC NOC for the above said building structure (s) *(If applicable)*	Not Applicable		
41.	NOC for the above said building structure(s) from the Aviation authority *(If applicable)*	Not Applicable		
42.	Consent for the water for the above said detail (s)	Approved	Pune Municipal Corporation	File No.2000 dated 10.11.2015
43.	Consent for the drainage for the above said detail (s)	Approved	Pune Municipal Corporation	File No.1908 dated 09.11.2015
44.	Consent for the electric supply for the proposed demand	Applied		
45.	Pre-certification for Green building from Indian Green	No		

	Building Council and other recognized institutes *(If applicable)*			
46.	Court Order *(If applicable)*	Not Applicable		
47.	Other approvals (if any)	Not Applicable		

3. The proposal has been considered by SEIAA in its 103rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

General Conditions for Pre- construction phase: -

(i) This Prior Environment Clearance is restricted for approved BUA of 39714.00 Sq.m.

(ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

(iii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

(iv) 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.

(v) PP has to abide by the conditions stipulated by SEAC& SEIAA.

(vi) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

(vii) "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.

(viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

(i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.

(ii) 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.

(iii) 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.

(iv) 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.

(v) Arrangement shall be made that waste water and storm water do not get mixed.

(vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

(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) 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.

(x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

(xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

(xii) 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.

(xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xv) 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.

(xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xvii) Ready mixed concrete must be used in building construction.

(xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipment's etc. as per National Building Code including measures from lighting.

(xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line.Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

(xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

(xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxv) 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.

(xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

(xxviii)Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

(xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

(xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

(xxxi) 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.

(xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

(xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xxxiv) 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.

(xxxv) 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.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

(i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

(ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.

(iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

(vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

(viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in.

(ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

(x) 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.

(xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO_2, NOx (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.

(xii) 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.

(xiii) 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.

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

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

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

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

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

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

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

19/1

(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Additional Secretary, MOEF, 'MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
2. The MoEF, Regional Office, Nagput.
3. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Managing Director, MSEDCL, MG Road, Fort, Mumbai
5. Commissioner, Pune Municipal Corporation.
6. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
7. Regional Office, MPCB, Pune.
8. Select file (TC-3)
   (EC uploaded on 23/1/17)

T.C

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781 /4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At : http://mpcb.gov.in

Kalpataru Point, 3rd & 4th floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400022

Consent order No: Format1.0/BO/RO-HQ/ 1803001520 Date-31/3/2018

To,
M/s. Gloria Associates,
S. no. 47 (4A+4B+5+6+9+11+12+ 16+4/B+13+14/P+19),
Opposite Ambrosia, Mulshi Road, Bavdhan,
Dist- Pune.

Subject: Consent to Establish (expansion) for Residential cum commercial project under Red Category.

Ref :

1. Environmental Clearance granted vide no. SEAC-III-2015/C.R.123/TC-3 dated 19.1.2017.
2. Minutes of Consent Committee meeting held on 12/02/2018.

Your application MPCB-CONSENT-0000020380 Dated: 31/01/2017

For: Consent to Establish (expansion) for Residential cum commercial project 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 under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016and Municipal Solid Waste (Management & Handling) Rule, 2000is 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 (expansion) is granted for a period up to commissioning of the project or 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 116.52 Crs. (As per C.A. Certificate submitted by project proponent)
3. The Consent to Establish (expansion) is valid for construction of Residential cum commercial building (B1, B2, H1, H2) Project by M/s. Gloria Associates, at S. no. 47 (4A+4B+5+6+9+11+12+ 16+4/B+13+14/P+19), Opposite Ambrosia, Mulshi Road, Bavdhan Dist- Pune on total plot area of 19161 sq.m. and total construction built up area 32882 sq. mtrs including utilities and services as per commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	129	As per Schedule –I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	320 KVA	1	As Per Schedule –II
2	DG Set	100 KVA	1	As Per Schedule –II

T.C

6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	385 Kg/Day	OWC	Used as Manure
2	Non-biodegradable	201 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3	Inert waste	42 Kg/day		
4	STP Sludge	1 Kg/Day	--	Used as Manure

7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal ofhazardous waste; NIL.

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.

9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.

12. Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide SEAC-III-2015/C.R.123/TC-3 dated 19.1.2017.

For and on behalf of the
Maharashtra Pollution Control Board

(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount(Rs.)	DR .No.(RTGS)	Received Date	Drawn On
1	233040	0196600	2017-03-20	HDFC Bank

Copy to:

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

Maharashtra Pollution Control Board

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to install two Sewage Treatment Plant (**STPs**) based on MBBR technology with the design capacity of **130 CMD & 23 CMD.**

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

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

2) **Project proponent shall install online monitoring system for monitoring of BOD, SS and flow at the outlet of STP.**

3) The industry should 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	**Purpose for water consumed**	**Water consumption quantity (CMD)**
1.	Domestic purpose	108 (fresh)+ 69 (recycled)

Maharashtra Pollution Control Board

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO_2
1	DG Set (320 KVA)	Acoustic enclosure	3.6*	Diesel	68	Lit/Hr	–	–
2	DG Set (100 KVA)	Acoustic enclosure	2.0*	Diesel	21	Lit/Hr	–	–

*** Above roof of the building in which it is installed.**

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

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

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.
   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).

Maharashtra Pollution Control Board

Schedule-III

Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards compliance of EC and consent conditions	Upto Commissioning of the project	COU or Five years whichever is earlier

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should find its way other than in designed and provided collection system.
4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
5) Conditions for D.G. Set
    a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
    b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) should 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) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
    d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.
    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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
6) Solid Waste – The applicant should provide onsite municipal solid waste processing system &should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
8) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
9) The firm should 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.
10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

Maharashtra Pollution Control Board

Anx. A12

भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय,
MINISTRY OF ENVIRONMENT, FOREST ANDCLIMATE CHANGE
एकीकृत क्षेत्रीय कार्यालय, पूर्व खंड, नया सचिवालय भवन, सिविल लाइन्स, नागपुर
INTEGRATED REGIONAL OFFICE, EAST WING, NEW SECRETARAT BUILDING, CIVIL LINES, NAGPUR 440001.

F. No. EC-2077/RON/2023-NGP /11636 **Dated: 29.05.2023**

To

Paranjape Schemes (Construction) Limited.
PSC House, CTS 111+111/2, Anand Colony
Off Prabhat Road, Dr. Ketkar Marg
Erandawane, Pune 411004

Subject: Proposed for Modification of Residential Project 'Gloria Grand" at S. No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19) at Bavdhan, Pune by M/s Paranjape Schemes (Construction) Limited -Issue of Certified Compliance Report- Reg.

Sir,

This has reference to your request for the issue of CCR for the above project. In this regard, the above said project was inspected by this office. After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the project is prepared. Copy of the Inspection report is enclosed. **PP should ensure the compliance on the observations made in the report.**

This issues with the approval of Competent Authority.

Yours faithfully

(Surender Gugloth)
Scientist-E

Encl: As above

Copy to:

1. Member Secretary- SEIAA Environment & Climate Change Department, Room No. 217, 2nd floor Mantralaya, Mumbai-400032.

T.C

GOVERNMENT OF INDIA
Ministry of Environment, Forest and Climate Change
Integrated Regional Office, Nagpur

MONITORING REPORT

F. No. EC-2077 /RON/2023-NGP

1.	Name of the project and location	'Gloria Grand" at S. No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19) at Bavdhan, Pune by M/s Paranjape Schemes (Construction) Limited.
2.	Address for Correspondence	Name: Apoorv Ranade Designation: Environment Manager Address: Paranjape Schemes (Construction) Limited, PSC House, CTS 111+111/2, Anand Colony, Off Prabhat Road, Dr. Ketkar Marg, Erandawane, Pune 411004
3.	Clearance letter No.& Date	1st EC letter no. 21-348/2007-IA-III dt.24.12.2007 (Gloria Grace) 2nd EC letter no. SEAC III-2015/C.R.123/TC.3 dt.19.01.2017 (Gloria Grand)
4.	Date of site visit	The project was inspected on 08.02.2023. During the visit, Mr. Mahesh P (Project manager) and Mr. Apoorv Ranade (Environment Manager) were present.
5.	Date of previous visit(s) & observation if any	Not Applicable
6.	One-page brief summary of the project - along with project details, date of commencement of construction activities, present status etc,	1st EC was granted by MoEF on 24.12.2007 for the construction of the residential project Gloria Grace in a plot area of 28,020 m^2 with a total built-up area of 37,463 m^2 (FSI area as per prevailing norms). Said project (Phase-I) is already completed. Thereafter, due to increase in plot area and permissible FSI as per local DC rules, PP applied for 2nd EC which was granted by SEIAA on 19.01.2017 for the construction of the residential project Gloria Grand (Phase-II) in additional plot area of 19,161 m^2 and built-

		up area of 32,882 m^2. Thus combined plot area of both phases is 47,181 m^2 and builtup area is 1,05,852 m^2. The 7 nos. of existing buildings i.e. A to G (Gloria Grace) are constructed on site and granted with Completion certificate from Pune Municipal Corporation and Consent to Operate from MPCB. The proposed project (Gloria Grand) consists of Residential Buildings B1, B2, H2-Mhada and commercial building H1. The project is under construction phase, about 40% of work has been completed. Building wise status as below – Building B1 - 2P + 16th floor RCC in progress Building B2 - 2P + 3rd floor RCC in progress Building H1- Foundation in progress Building H2 - Foundation in progress
7.	Consent from MPCB	PP has obtained CTE vide number- Format No. 1.0/BO/RO-HQ/1803001520 dt. 31.03.2018 which is valid till 31-03-2023 Copy of the consent order is enclosed at **Annexure-I**
8.	Details on sanitation facilities provided at labour camp, if provided within the site,- 1. Sewage treatment and disposal,	Adequate drinking water and temporary sanitation facilities are provided. The waste generated from the labor is collected and composted on-site. The non-biodegradable (dry) waste collected & segregated and handed over to Pune Municipal Corporation.
	2. Solid waste collection and disposal	The solid waste generated is properly collected and segregated. Wet garbage is treated in OWC and dry garbage is handed over to Pune Municipal Corporation.
9.	Water usage, source and quantity	The water requirement for the construction activity is about 25 KLD and it is met through tanker water Supply. PP has obtained NOC from Pune Municipal Corporation for water supply for the operation phase. Copy of the permission is submitted.

10.	Permission to draw ground water if any shall be obtained from the competent Authority prior to construction /operation of the project	According to the PP, there are no bore wells and PP is meeting the water for construction through Municipal water supply and water tankers as required.
11.	Water conservations measures- Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	Water demand during construction is reduced by use of pre-mixed concrete, curing agents and other best practices.
	Dual plumbing line for separation of gray and black water, Low flow Fixtures for showers, toilet flushing and drinking.	PP has agreed to implement all these conditions at the plumbing stage of Construction
	Recycling of treated sewage	The sewage treatment plant of 130 KLD and 23 KLD is proposed for the treatment of sewage expected from Operation Phase. The treated sewage from the STPs is proposed to be reused for flushing, gardening.
12.	Energy conservation as per Energy Conservation Building Code	PP informed that project is designed as per ECBC norms and following energy conservation measures will be implemented: Solar PV, Solar Water Heater, LED lighting fixtures, motion sensors, VFD lifts etc.
13.	Usage of Fly ash in the construction	Fly ash is being used in the concrete for construction of buildings.
14.	Topsoil management.	Reported that excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping.
15.	Details of DG set [numbers and Capacity]	1 x 320 kVA & 1 x 100 kVA DG set is proposed to be provided for power backup during construction phase. The height of the DG stack shall be provided as per the Central Pollution Control Board (CPCB).
16.	Pollution abatement measures: Vehicular pollution	PP informed that vehicles with PUC certificate are allowed for bringing construction material to the site.

	Dust control	PP informed that water sprinkling is being carried out to suppression of dust.
	Noise Control	PP informed that construction activity is restricted to day time only, tall barricades have been provided on all sides, DG is provided with acoustic enclosure.
17.	Latest Monitoring reports on Ambient air, Soil, Ground water, Noise, DG set etc,.	The environmental monitoring is regularly carried out for various parameters by approved MOEFCC lab and copy of the latest monitoring reports are enclosed at **Annexure –III.** Ground water quality not monitored as there is no bore well water used within the site.
18.	Construction Spoils, muck, including bituminous material and other hazardous materials management	All construction waste gets collected and segregated properly. Most of it is reused for the construction activity whereas the rest is sold as scrap (cardboard, scrap steel etc.) There is no bituminous waste. Used oil generated from the DGs, will be disposed through an Authorized vendor of MPCB.
19.	Amount earmarked for Environmental Management	PP informed that Rs 177.5 Lakhs has been allocated for EMP and assured that the same will be utilised only for EMP in construction phase.
20.	Green Belt	PP has submitted green belt development plan. According to Plan, proposed to carry out plantation in an area of 0.112 Ha., total number of trees to be planted is 183 Nos. **PP should ensure plantation as per the green belt development plan submitted.**
21.	CER/EMP	PP informed that according to the OM dated 25.02.2021 of the Ministry, the building projects to carry out all activities proposed under EMP as well any additional activities that may either be committed by them or prescribed by SEAC. Accordingly, Rs 25.15 lakhs/year has been earmarked for EMP during the construction phase for EMP activities as STP, OWC, Rain water harvesting, plantation

		etc,
22.	Details of Environment Management Cell	Details of Environment Management Cell viz. Organizational chart, Qualification & salary of personnel provided by PP.
23.	Submission of six-monthly reports on the status of compliance	PP has submitted a six-monthly report.
24.	Submission of the environmental statement	PP has submitted the copy of the Statement (Form V).
25.	Uploading of the EC, compliance report, Environmental statement on the Company Website	**Not Complied** PP has not uploaded copy of EC, compliance report, Environmental statement on the Company Website. Link:*https://www.pscl.in/corporate-compliance/*
26.	Advertisement about the grant of EC	**Not complied** PP has not submitted the copy of advertisement
27.	Details of areas like Forest, Eco-Sensitive Zone, wildlife sanctuary etc. and the distance from the project	There is no forest area near to the project site.
28.	Details of Show Cause Notice/ direction issued, if any by the State PCB and details of remedial action taken/proposed.	NIL
29.	Details of Show Cause Notice/ direction issued, if any from the Department of Mines and Geology and details of remedial action taken/proposed.	NIL
30.	Details of pending Court Cases (If any)	NIL
31.	Proposal	Reported that due to new UDPCR rules there is change in building configuration (additional floors in B1, B2, H1, H2 building) requiring revision of EC with change in total built-up area of the project Gloria Grand from 32,882

sqm to 65,351 sqm. Hence, requested for CCR.

Conclusion: After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the project is prepared. It is noted that following Non-compliance/ partly compliance observed during site inspection.

Condition no. (25)

PP has not uploaded copy of EC, compliance report, Environmental statement on the Company Website.

Condition no. (26)

PP has not submitted the copy of advertisement.

PP should ensure the implementation of Green belt development plan and CSR/CER/EMP activities 30% funds should be earmarked for Water Conservation and Seedling plantation/distribution related works.

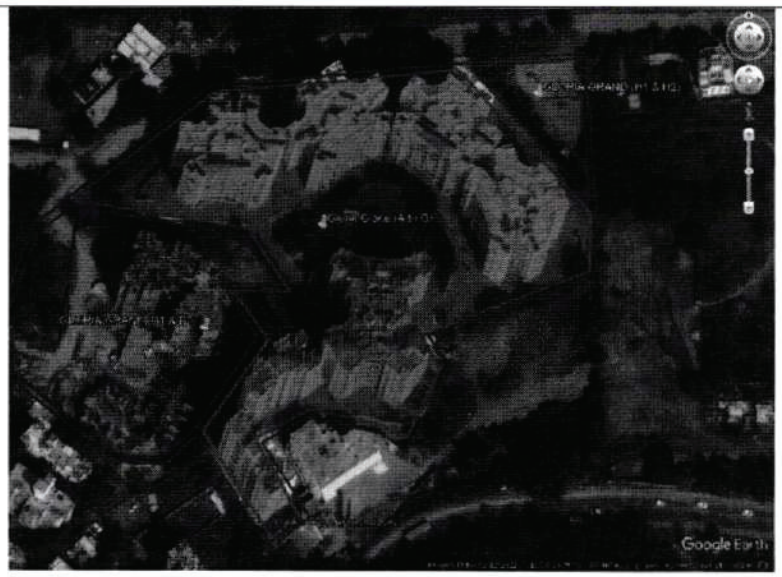
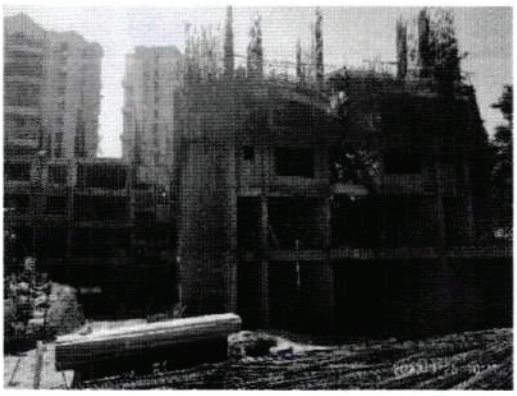


Fig: Google Imagery

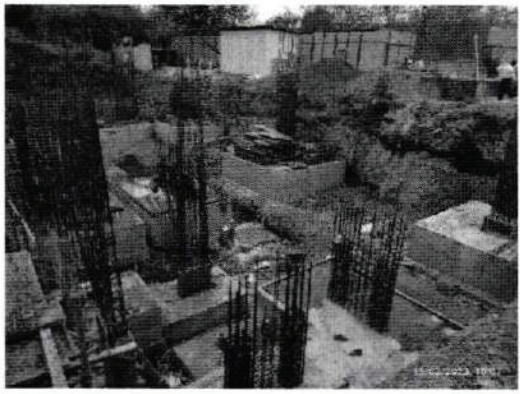
B1 Building



B2 Building



H1 Building



H2 Building



Fig: Project Site

(Surender Gugloth)
Scientist 'E'

Annexure -I

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781 /4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At : http://mpcb.gov.in

Kalpataru Point, 3rd & 4th floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400022

Consent order No: Format1.0/BO/RO-HQ/ 1803001520 Date-31/3/2018

To,
M/s. Gloria Associates,
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Opposite Ambrosia, Mulshi Road, Bavdhan,
Dist- Pune.

Subject: Consent to Establish (expansion) for Residential cum commercial project under Red Category.

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2. Minutes of Consent Committee meeting held on 12/02/2018.

Your application MPCB-CONSENT-0000020380 Dated: 31/01/2017

For: Consent to Establish (expansion) for Residential cum commercial project 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 under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016and Municipal Solid Waste (Management & Handling) Rule, 2000is 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:

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Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
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2	DG Set	100 KVA	1	As Per Schedule –II

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

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	385 Kg/Day	OWC	Used as Manure
2	Non-biodegradable	201 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3	Inert waste	42 Kg/day		
4	STP Sludge	1 Kg/Day	--	Used as Manure

7. **Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal ofhazardous waste;** NIL.

8. **The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.**

9. **This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.**

10. **Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.**

11. **Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.**

12. **Project Proponent shall comply with the conditions stipulated in Environmental Clearance granted by GoM vide SEAC-III-2015/C.R.123/TC-3 dated 19.1.2017.**

For and on behalf of the
Maharashtra Pollution Control Board

(Dr. P. Anbalagan, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount(Rs.)	DR .No.(RTGS)	Received Date	Drawn On
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3. CC/CAC desk- for record & website updation purposes.

Maharashtra Pollution Control Board

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		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

2) **Project proponent shall install online monitoring system for monitoring of BOD, SS and flow at the outlet of STP.**

3) The industry should 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	108 (fresh)+ 69 (recycled)

Maharashtra Pollution Control Board

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO_2
1	DG Set (320 KVA)	**Acoustic enclosure**	**3.6***	**Diesel**	**68**	**Lit/Hr**	–	–
2	DG Set (100 KVA)	**Acoustic enclosure**	**2.0***	**Diesel**	**21**	**Lit/Hr**	–	–

*** Above roof of the building in which it is installed.**

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

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

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.
   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).

Maharashtra Pollution Control Board

Schedule-III

Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards compliance of EC and consent conditions	Upto Commissioning of the project	COU or Five years whichever is earlier

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should find its way other than in designed and provided collection system.
4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
5) Conditions for D.G. Set
    a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
    b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) should 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) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
    d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.
    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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
6) Solid Waste – The applicant should provide onsite municipal solid waste processing system &should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
8) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
9) The firm should 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.
10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

Maharashtra Pollution Control Board

Annexure-II

Mahabal Enviro Engineers Pvt. Ltd.

Engineer, Consultant, Environmental Monitoring Laboratory & Contractor
Plot Nos. 13,14,17,18, Grampanchayat Bokhara, 8 km from Nagpur City,
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Email: mahabal.nagpur@gmail.com, mahabal.laboratory@gmail.com

TC-7487

Test Report

Report No.: ME-NG14384-221004- SA-GLORIA-PUNE			**Date:** 04.10.2022
Name and address of Customer	**Gloria Associates,** S.no. 47(4A+4B+5+6+9+11+12+16+4/ B+13 +14/P+19) Opposite Ambrosia, Mulshi Road, Bavdhan, Dist- Pune.		**Order Reference** Verbal discussion
Sample Description/Type	Ambient Air Quality Monitoring	**Sample Collected by**	Laboratory
Sampling Location	Near Building D	**Sample Quantity/Packing**	PM_{10}:Filter paper: 1 X 1 No. $PM_{2.5}$:Filter paper:1 X 1 No. SO_2:30 mL X 2 No. PVC Bottle NO_2:30 mL X 2 No. PVC Bottle CO: Bladder: 2L X 1 No.
Date of Sampling	24.09.2022	**Date of Receipt of Sample**	26.09.2022
Sampling Procedure	As per Method reference		
Date of Start of Analysis	27.09.2022	**Date of Completion of Analysis**	30.09.2022

Sr. No.	Parameter	Unit	Result	#NAAQM Standard	Method Reference
Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Ambient Air)					
Location	Near Building D			**Duration of Survey**	8 hours
1	Sulphur Dioxide (SO_2)	$\mu g/m^3$	7.6	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.1-6
2	Nitrogen Dioxide (NO_2)	$\mu g/m^3$	10.0	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.7-10
3	Particulate Matter (size less than 10µm) or PM_{10}	$\mu g/m^3$	55	100	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.11-14
4	Particulate Matter (size less than 2.5µm) or $PM_{2.5}$	$\mu g/m^3$	20	60	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.15-30
5	Carbon Monoxide (CO)	mg/m^3	0.85	4	CPCB Guidelines for the Measurement of Ambient Air Pollutants Volume-II, 2012-13, Page No. 16-22, (NDIR method)

Remarks: TWA - Time Weighted Average, #- NAAQS specified as: 24 h. TWA in case of SO_2, NO_2, PM_{10}, $PM_{2.5}$; 1 h. Standard in case of Carbon Monoxide

END

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi
TECHNICAL MANAGER

Note:
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ULR-TC748722000013351F

Mahabal Enviro Engineers Pvt. Ltd.

Engineer, Consultant, Environmental Monitoring Laboratory & Contractor

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Email: mahabal.nagpur@gmail.com, mahabal.laboratory@gmail.com

TC-7487

Test Report

Report No.: ME-NG14385-221004- SA-GLORIA-PUNE			**Date:** 04.10.2022
Name and address of Customer	**Gloria Associates,** S.no. 47(4A+4B+5+6+9+11+12+16+4/ B+13 +14/P+19) Opposite Ambrosia, Mulshi Road, Bavdhan, Dist- Pune.		**Order Reference** Verbal discussion
Sample Description/Type	Ambient Air Quality Monitoring	**Sample Collected by**	Laboratory
Sampling Location	Project Site	**Sample Quantity/Packing**	PM_{10}:Filter paper: 1 X 1 No. $PM_{2.5}$:Filter paper:1 X 1 No. SO_2:30 mL X 2 No. PVC Bottle NO_2:30 mL X 2 No. PVC Bottle CO: Bladder: 2L X 1 No.
Date of Sampling	24.09.2022	**Date of Receipt of Sample**	26.09.2022
Sampling Procedure	As per Method reference		
Date of Start of Analysis	27.09.2022	**Date of Completion of Analysis**	30.09.2022

Sr. No.	Parameter	Unit	Result	#NAAQM Standard	Method Reference
Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Ambient Air)					
Location	Project Site			**Duration of Survey**	8 hours
1	Sulphur Dioxide (SO_2)	µg/m³	8.1	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.1-6
2	Nitrogen Dioxide (NO_2)	µg/m³	10.9	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.7-10
3	Particulate Matter (size less than 10µm) or PM_{10}	µg/m³	56	100	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.11-14
4	Particulate Matter (size less than 2.5µm) or $PM_{2.5}$	µg/m³	20	60	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.15-30
5	Carbon Monoxide (CO)	mg/m³	0.87	4	CPCB Guidelines for the Measurement of Ambient Air Pollutants Volume-II, 2012-13, Page No. 16-22, (NDIR method)

Remarks: TWA - Time Weighted Average, #- NAAQS specified as: 24 h. TWA in case of SO_2, NO_2, PM_{10}, $PM_{2.5}$; 1 h. Standard in case of Carbon Monoxide

END

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi
TECHNICAL MANAGER

MAHABAL ENVIRO ENGINEERS PVT. LTD.

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ULR-TC748722000013352F

Mahabal Enviro Engineers Pvt. Ltd.

Engineer, Consultant, Environmental Monitoring Laboratory & Contractor

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TC-7487

Test Report

Report No.: ME-NG14383-221004- SA-GLORIA-PUNE			**Date:** 04.10.2022
Name and address of Customer	**Gloria Associates,** S.no. 47(4A+4B+5+6+9+11+12+16+4/ B+13 +14/P+19) Opposite Ambrosia, Mulshi Road, Bavdhan, Dist- Pune.		**Order Reference** / Verbal discussion
Sample Description/Type	Ambient Air Quality Monitoring	**Sample Collected by**	Laboratory
Sampling Location	Near Main Gate	**Sample Quantity/Packing**	PM_{10}:Filter paper: 1 X 1 No. $PM_{2.5}$:Filter paper:1 X 1 No. SO_2:30 mL X 2 No. PVC Bottle NO_2:30 mL X 2 No. PVC Bottle CO: Bladder: 2L X 1 No.
Date of Sampling	24.09.2022	**Date of Receipt of Sample**	26.09.2022
Sampling Procedure	As per Method reference		
Date of Start of Analysis	27.09.2022	**Date of Completion of Analysis**	30.09.2022

Sr. No.	Parameter	Unit	Result	#NAAQM Standard	Method Reference
Discipline: Chemical Testing; Product Group: Atmospheric Pollution (Ambient Air)					
Location	Near Main Gate			**Duration of Survey**	8 hours
1	Sulphur Dioxide (SO_2)	$\mu g/m^3$	7.0	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.1-6
2	Nitrogen Dioxide (NO_2)	$\mu g/m^3$	8.0	80	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.7-10
3	Particulate Matter (size less than 10µm) or PM_{10}	$\mu g/m^3$	47	100	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.11-14
4	Particulate Matter (size less than 2.5µm) or $PM_{2.5}$	$\mu g/m^3$	16	60	CPCB Guidelines for the Measurement of Ambient Air Pollutants, Volume I, 2012-13, Page No.15-30
5	Carbon Monoxide (CO)	mg/m^3	0.81	4	CPCB Guidelines for the Measurement of Ambient Air Pollutants Volume-II, 2012-13, Page No. 16-22, (NDIR method)

Remarks: TWA - Time Weighted Average, #- NAAQS specified as: 24 h. TWA in case of SO_2, NO_2, PM_{10}, $PM_{2.5}$; 1 h. Standard in case of Carbon Monoxide

END

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi
TECHNICAL MANAGER

MAHABAL ENVIRO ENGINEERS PVT. LTD.

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ULR-TC748722000013350F

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TC-7487

Test Report

Report No.: ME-NG14625-221012-SA- GLORI-PUNE			**Date:** 12.10.2022
Name and Address of Customer	**Gloria Associates,** S.no. 47(4A+4B+5+6+9+11+12+16+4/B+ 13+14/P+19) Opposite Ambrosia, Mulshi Road, Bavdhan, Dist- Pune.		**Order Reference** / Telephonic Discussion
Sample Description/Type	Drinking Water	**Sample Collected by**	Laboratory
Sampling Location	Project Site	**Sample Quantity/Packing**	2L X 1 No. PVC Can 500mL X 1 No. PVC Can 250 mL X 1 No. Sterilized Glass Bottle
Date of Sampling	28.09.2022	**Date of Receipt of Sample**	29.09.2022
Sampling Procedure	IS:3025(Part I):1987 RA 2019; IS 1622:1981 RA 2019; APHA 23rd Ed. 2017, 1060-B, 1-40; 9060 A, 9-36		
Date of Start of Analysis	29.09.2022	**Date of Completion of Analysis**	07.10.2022

ULR- TC748722000013580F

Sr. No.	Parameter	Unit	Result	Method Reference
Discipline: Chemical Testing; Product Group: Water (Drinking Water)				
1	Colour	Hazen	BQL (LOQ:1)	APHA 23rd Ed. 2017, 2120-B, 2-6
2	Odour	-	Agreeable	IS 3025 (Part 5):1984, Reaffirmed 2018
3	Taste	-	Agreeable	IS 3025 (Part 7 & 8):1984, Reaffirmed 2017
4	Turbidity	NTU	0.4	APHA 23rd Ed. 2017, 2130-B, 2-13
5	pH	-	7.9	APHA 23rd Ed. 2017, 4500-H^+-B, 4-95
6	Total Dissolved Solids	mg/L	202	IS 3025 (Part 16):1984 Reaffirmed 2017, Ed.2.1(1999-12)
7	Total Hardness (as $CaCO_3$)	mg/L	160	APHA 23rd Ed. 2017, 2340-C, 2-48
8	Calcium (as Ca)	mg/L	36.1	APHA 23rd Ed. 2017, 3500-Ca-B, 3-69
9	Magnesium (as Mg)	mg/L	17.0	APHA 23rd Ed. 2017, 3500-Mg- B, 3-86
10	Alkalinity Total (as $CaCO_3$)	mg/L	150	IS 3025 (Part 23):1986 RA 2019 Amds 1
11	Chloride (as Cl)	mg/L	17.0	APHA 23rd Ed. 2017, 4500-Cl-B, 4-75
12	Sulphate (as SO_4)	mg/L	8.4	APHA 23rd Ed. 2017, 4500- SO_4-E, 4-199

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Mahabal Enviro Engineers Pvt. Ltd.

Engineer, Consultant, Environmental Monitoring Laboratory & Contractor

Continuation Sheet

TC-7487

Report No.14625 Continued...

Sr. No.	Parameter	Unit	Result	Method Reference
13	Nitrate (as NO_3)	mg/L	1.33	APHA 23rd Ed. 2017, 4500-NO_3, E 4-131
14	Fluoride (as F)	mg/L	0.304	APHA 23rd Ed. 2017, 4500-F, D, 4-90
15	Cyanide (as CN)	mg/L	BQL (LOQ:0.001)	APHA 23rd Ed. 2017, 4500-CN, C & E, 4-44 & 4-46
16	Anionic detergents as MBAS	mg/L	BQL (LOQ:0.1)	APHA 23rd Ed. 2017, 5540-C, 5-55
17	Phenolic compounds (as C_6H_5OH)	mg/L	BQL (LOQ:0.001)	APHA 23rd Ed. 2017, 5530- B & C, 5-49, 5-50
Residues in water (Trace metal Element)				
18	Chromium Hexa (as Cr^{6+})	mg/L	BQL (LOQ:0.02)	APHA 23rd Ed. 2017, 3500- Cr-B, 3-71
19	Mercury (as Hg)	mg/L	BQL (LOQ:0.0005)	APHA 23rd Ed. 2017, 3112-B, 3-25
20	Iron (as Fe)	mg/L	0.141	IS 3025 (Part 2) 2019
21	Manganese (as Mn)	mg/L	BQL (LOQ:0.01)	IS 3025 (Part 2) 2019
22	Cadmium (as Cd)	mg/L	BQL (LOQ:0.0027)	IS 3025 (Part 2) 2019
23	Copper (as Cu)	mg/L	BQL (LOQ:0.01)	IS 3025 (Part 2) 2019
24	Lead (as Pb)	mg/L	BQL (LOQ:0.008)	IS 3025 (Part 2) 2019
25	Zinc (as Zn)	mg/L	0.021	IS 3025 (Part 2) 2019
26	Arsenic (as As)	mg/L	BQL (LOQ:0.007)	IS 3025 (Part 2) 2019
Discipline: Biological Testing; Product Group: Water (Drinking Water)				
27	Total Coliforms	P-A/ 100 mL	Absent	IS 15185: 2016
28	*E-Coli*	P-A/ 100 mL	Absent	IS 15185: 2016
Remarks: BQL: Below Quantification Limit; LOQ: Limit of Quantification.				

ULR- TC748722000013580F

END

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi
TECHNICAL MANAGER
(Chemical Testing)

MAHABAL ENVIRO ENGINEERS PVT. LTD.

Shital N. Lakhorkar
GROUP INCHARGE
(Biological Testing)

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TC-7487

Test Report

Report No.: ME-NG14626-221012-SA- GLORI-PUNE			**Date:** 12.10.2022
Name and Address of Customer	**Gloria Associates,** S.no. 47(4A+4B+5+6+9+11+12+16+4/B+ 13+14/P+19) Opposite Ambrosia, Mulshi Road, Bavdhan, Dist- Pune.		**Order Reference** / Telephonic Discussion
Sample Description/Type	Ground Water	**Sample Collected by**	Laboratory
Sampling Location	Surrounding Area	**Sample Quantity/Packing**	2L X 1 No. PVC Can 500mL X 1 No. PVC Can 250 mL X 1 No. Sterilized Glass Bottle
Date of Sampling	28.09.2022	**Date of Receipt of Sample**	29.09.2022
Sampling Procedure	IS:3025(Part I):1987 RA 2019; IS 1622:1981 RA 2019; APHA 23rd Ed. 2017, 1060-B, 1-40; 9060 A, 9-36		
Date of Start of Analysis	29.09.2022	**Date of Completion of Analysis**	07.10.2022

Sr. No.	Parameter	Unit	Result	Method Reference
Discipline: Chemical Testing; Product Group: Water (Ground Water)				
1	Colour	Hazen	BQL (LOQ:1)	APHA 23rd Ed. 2017, 2120-B, 2-6
2	Odour	-	Agreeable	IS 3025 (Part 5):1984, Reaffirmed 2018
3	Turbidity	NTU	1.5	APHA 23rd Ed. 2017, 2130-B, 2-13
4	pH	-	7.8	APHA 23rd Ed. 2017, 4500-H^+-B, 4-95
5	Total Dissolved Solids	mg/L	560	IS 3025 (Part 16):1984 Reaffirmed 2017, Ed.2.1(1999-12)
6	Total Hardness (as $CaCO_3$)	mg/L	378	APHA 23rd Ed. 2017, 2340-C, 2-48
7	Calcium (as Ca)	mg/L	102	APHA 23rd Ed. 2017, 3500-Ca-B, 3-69
8	Magnesium (as Mg)	mg/L	30.1	APHA 23rd Ed. 2017, 3500-Mg- B, 3-86
9	Alkalinity Total (as $CaCO_3$)	mg/L	350	IS 3025 (Part 23):1986 RA 2019 Amds 1
10	Chloride (as Cl)	mg/L	52.0	APHA 23rd Ed. 2017, 4500-Cl-B, 4-75
11	Sulphate (as SO_4)	mg/L	36.0	APHA 23rd Ed. 2017, 4500- SO_4-E, 4-199

ULR- TC748722000013581F

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Mahabal Enviro Engineers Pvt. Ltd.

Engineer, Consultant, Environmental Monitoring Laboratory & Contractor

Continuation Sheet

TC-7487

Report No.14626 Continued...

Sr. No.	Parameter	Unit	Result	Method Reference
12	Nitrate (as NO_3)	mg/L	31.5	APHA 23rd Ed. 2017, 4500-NO_3, B 4-127
13	Fluoride (as F)	mg/L	0.508	APHA 23rd Ed. 2017, 4500-F, D, 4-90
14	Cyanide (as CN)	mg/L	BQL (LOQ:0.001)	APHA 23rd Ed. 2017, 4500-CN, C & E, 4-44 & 4-46
15	Anionic detergents as MBAS	mg/L	BQL (LOQ:0.1)	APHA 23rd Ed. 2017, 5540-C, 5-55
16	Phenolic compounds (as C_6H_5OH)	mg/L	BQL (LOQ:0.001)	APHA 23rd Ed. 2017, 5530- B & C, 5-49, 5-50
Residues in water (Trace metal Element)				
17	Chromium Hexa (as Cr^{6+})	mg/L	BQL (LOQ:0.02)	APHA 23rd Ed. 2017, 3500-.Cr-B, 3-71
18	Mercury (as Hg)	mg/L	BQL (LOQ:0.0005)	APHA 23rd Ed. 2017, 3112-B, 3-25
19	Iron (as Fe)	mg/L	0.138	IS 3025 (Part 2) 2019
20	Manganese (as Mn)	mg/L	0.087	IS 3025 (Part 2) 2019
21	Cadmium (as Cd)	mg/L	BQL (LOQ:0.0027)	IS 3025 (Part 2) 2019
22	Copper (as Cu)	mg/L	BQL (LOQ:0.01)	IS 3025 (Part 2) 2019
23	Lead (as Pb)	mg/L	BQL (LOQ:0.008)	IS 3025 (Part 2) 2019
24	Zinc (as Zn)	mg/L	0.051	IS 3025 (Part 2) 2019
25	Arsenic (as As)	mg/L	BQL (LOQ:0.007)	IS 3025 (Part 2) 2019
Discipline: Biological Testing; Product Group: Water (Ground Water)				
26	Total Coliforms	MPN/ 100mL	5.1	APHA 23rd Ed. 2017, 9221-B, 9-69
27	*E-Coli*	MPN/ 100mL	Absent	APHA 23rd Ed. 2017, 9221-B E & G, 9-69, 9-77, 9-80
Remarks: BQL: Below Quantification Limit; LOQ: Limit of Quantification.				

ULR- TC748722000013581F

END

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi
TECHNICAL MANAGER
(Chemical Testing)

MAHABAL ENVIRO ENGINEERS PVT. LTD.

Shital N. Lakhorkar
GROUP INCHARGE
(Biological Testing)

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Plot No. F-7, Road No. 21, MIDC Wagle Estate, Thane West - 400604, Maharashtra
(Turn Opp Toyota Show Room 600 m from Hotel Rukhmini Palace. Next to Ashida Electrical. Near J B Sawant Bus Stop)
Phone: 2582 0658/3139/1663/3154 Fax:+91-22-25823543 thane@mahabal.com

Mahabal Enviro Engineers Pvt. Ltd.

Engineer, Consultant, Environmental Monitoring Laboratory & Contractor

Plot Nos. 13,14,17,18, Grampanchayat Bokhara, 8 km from Nagpur City,
Opp. Patel Petrol Pump, Chhindwara Road, Koradi, Dist.Nagpur-441111
Phone : 91-712-2612162, 2612212, Cell:9326279040
Email: mahabal.nagpur@gmail.com, mahabal.laboratory@gmail.com

TC-7487

Test Report

Report No.: ME-NG14628-221012-SA- GLORI-PUNE			**Date:** 12.10.2022
Name and Address of Customer	**Gloria Associates,** S.no. 47(4A+4B+5+6+9+11+12+16+4 /B+13+14/P+19), Opposite Ambrosia, Mulshi Road, Bavdhan, Dist- Pune.		**Order Reference** / Telephonic Discussion
Sample Description/Type	Treated Sewage Effluent	**Sample Collected by**	Laboratory
Sampling Location	STP Outlet	**Sample Quantity/Packing**	2 L X 1 No. PVC Can 1 L X 1 No. Glass Bottle 100 mL X 1 No. PVC Can
Date of Sampling	28.09.2022	**Date of Receipt of Sample**	29.09.2022
Sampling Procedure	IS:3025(Part I):1987 RA 2019; APHA 23rd Ed. 2017, 1060-B, 1-40		
Date of Start of Analysis	29.09.2022	**Date of Completion of Analysis**	01.10.2022

Sr. No.	Parameter	Unit	Result	Method Reference
Discipline: Chemical Testing; Product Group: Pollution & Environment(Waste Water Sewage)				
1.	pH	-	7.8	APHA 23rd Ed. 2017, 4500-H^+-B, 4-95
2.	Total Suspended Solids	mg/L	27	APHA 23rd Ed. 2017, 2540-D, 2-70
3.	Total Free Chlorine (Residual)	mg/L	BQL (LOQ:0.05)	APHA 23rd Ed. 2017, 4500-Cl-G, 4-72
4.	Biochemical Oxygen Demand (3 days 27°C)	mg/L	14	IS 3025 (Part 44): 1993, Reaffirmed 2019
5.	Chemical Oxygen Demand	mg/L	44	APHA 23rd Ed. 2017, 5220-B, 5-18
6.	Oil and Grease	mg/L	BQL (LOQ:1)	IS 3025 (Part 39): 1991, Reaffirmed 2021, Amds.1
Remarks: BQL: Below Quantification Limit; LOQ: Limit of Quantification.				

ULR- TC748722000013583F

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FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi
TECHNICAL MANAGER

MAHABAL ENVIRO ENGINEERS PVT. LTD.

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Mahabal Enviro Engineers Pvt. Ltd.

Engineer, Consultant, Environmental Monitoring Laboratory & Contractor

Plot Nos. 13,14,17,18, Grampanchayat Bokhara, 8 km from Nagpur City,
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Phone : 91-712-2612162, 2612212, Cell:9326279040
Email: mahabal.nagpur@gmail.com, mahabal.laboratory@gmail.com

TC-7487

Test Report

Report No.: ME-NG14627-221012- SA-GLORIA-PUNE			**Date:** 12.10.2022
Name and Address of Customer	**GLORIA ASSOCIATES,** S.no.47(4A+4B+5+6+9+11+12+16+4/B+13+14/P+19) Opposite Ambrosia, Mulshi Road, Bavdhan, Pune.		**Order Reference:** Verbal discussion
Sample Description/Type	Soil	**Sample Collected by**	Laboratory
Sampling Location	Project Site	**Sample Quantity/Packing**	1 kg X 1No. Polyethene bag
Date of Sampling	28.09.2022	**Date of Receipt of Sample**	29.09.2022
Sampling Procedure	Manual of Soil Testing, Department of Agriculture & Cooperation, Ministry of Agriculture, Govt. India		
Date of Start of Analysis	03.10.2022	**Date of Completion of Analysis**	12.10.2022

Sr. No.	Parameter	Unit	Result	Method Reference
Discipline: Chemical Testing; Product Group: Pollution & Environment (Soil)				
1	pH (1:5 Suspension)	-	10.0	FAO 1976, Sec.III,1, Page No. 65
2	Moisture Content	%	13.6	IS 2720 (Part II): 1973, RA 2020, Ed. 3.1
3	Organic Carbon	%	0.225	Manual of Soil Testing, Department of Agriculture & Cooperation, Ministry of Agriculture, Govt. India, Sec.4-17, Page No 83.
4	Available Nitrogen (as N)	mg/kg	117	Manual Of Soil Testing, Department of Agriculture, & Cooperation, Ministry of Agriculture, Govt. India, Sec 4-17, Page No. 89
5	Available Phosphate (as P)	mg/kg	10.5	FAO 1976, Sec. III, 12-1, Page No. 157
6	Total Cadmium (as Cd)	mg/kg	BQL (LOQ:2)	USEPA/SW 846 Method 3050B, Rev.2: Dec.1996 and 7000B, Rev.2, Feb 2007
7	Total Chromium (as Cr)	mg/kg	59.3	USEPA/SW 846 Method 3050B, Rev.2: Dec.1996 and 7000B, Rev.2, Feb 2007
8	Total Copper (as Cu)	mg/kg	94.2	USEPA/SW 846 Method 3050B, Rev.2: Dec.1996 and 7000B, Rev.2, Feb 2007
9	Total Lead (as Pb)	mg/kg	8.44	USEPA/SW 846 Method 3050B, Rev.2: Dec.1996 and 7000B, Rev.2, Feb 2007
10	Total Zinc (as Zn)	mg/kg	57.9	USEPA/SW 846 Method 3050B, Rev.2: Dec.1996 and 7000B, Rev.2, Feb 2007

Remarks: All results are on as received basis. BQL: Below Quantification Limit; LOQ: Limit of Quantification

ULR- TC748721000013582F

---END---

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi
TECHNICAL MANAGER

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Mahabal Enviro Engineers Pvt. Ltd.

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Plot Nos. 13,14,17,18, Grampanchayat Bokhara, 8 km from Nagpur City,
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Phone : 91-712-2612162, 2612212, Cell:9326279040
Email: mahabal.nagpur@gmail.com, mahabal.laboratory@gmail.com

Test Report

Report No.: ME-NG14627N-221012- SA-GLORIA-PUNE			**Date:** 12.10.2022
Name and Address of Customer	**GLORIA ASSOCIATES,** S.no.47(4A+4B+5+6+9+11+12+16+4/B+13+14/P+19) Opposite Ambrosia, Mulshi Road, Bavdhan, Pune.		**Order Reference** Verbal discussion
Sample Description/Type	Soil	**Sample Collected by**	Laboratory
Sampling Location	Project Site	**Sample Quantity/Packing**	1 kg X 1No. Polyethene bag
Date of Sampling	28.09.2022	**Date of Receipt of Sample**	29.09.2022
Sampling Procedure	Manual of Soil Testing, Department of Agriculture & Cooperation, Ministry of Agriculture, Govt. India		
Date of Start of Analysis	03.10.2022	**Date of Completion of Analysis**	12.10.2022

Sr. No.	Parameter	Unit	Result	Method Reference
Discipline: Chemical Testing; Product Group: Pollution & Environment (Soil)				
1	Chloride (as Cl)	mg/kg	110	USEPA / SW 846/ 9253
2	Sulphate (as SO_4)	mg/kg	45.2	IS 2720 (Part XXVII):1977, RA 2001.
3	Oil & Grease	mg/kg	BQL (LOQ:5)	CPCB (HW) manual, Page No. 156
Remarks: All results are on as received basis. BQL: Below Quantification Limit; LOQ: Limit of Quantification				

END

FOR MAHABAL ENVIRO ENGINEERS PVT. LTD.

Harish Mendhi
TECHNICAL MANAGER

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T.C

Plot No. F-7, Road No. 21, MIDC Wagle Estate, Thane West - 400604, Maharashtra
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Phone: 2582 0658/3139/1663/3154 Fax:+91-22-25823543 thane@mahabal.com

ANNEXURE A13

Anx. A13

ENVIRONMENTAL CLEARANCE

PARIVESH

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

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

To,

The Environment Manager
PARANJAPE SCHEMES CONSTRUCTION LIMITED
"PSC House" CTS No. 111+111/2, Anand Colony, Off. Prabhat Road, Pune -411004

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/419772/2023 dated 25 Feb 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B038MH198861**
2.	**File No.**	SIA/MH/INFRA2/419772/2023
3.	**Project Type**	Expansion
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Application for Expansion in Environment Clearance of Proposed residential and commercial project “Gloria Grand” at S.No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19) opp. Ambrosia, Mulshi Road, Bavdhan, Dist. Pune M/s Paranjape Schemes (Construction) Limited.
7.	**Name of Company/Organization**	PARANJAPE SCHEMES CONSTRUCTION LIMITED
8.	**Location of Project**	MAHARASHTRA
9.	**TOR Date**	N/A

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

Date: 22/08/2023

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

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

This is a computer generated cover page.

T.C

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/419772/2023
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Paranjape Schemes (Construction) Limited,
S.No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19)
opp. Ambrosia, Mulshi Road, Bavdhan, Dist. Pune.

Subject : Expansion in Environment Clearance of Proposed residential and commercial project Gloria Grand at S.No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19) opp. Ambrosia, Mulshi Road, Bavdhan, Dist. Pune M/s Paranjape Schemes (Construction) Limited

Reference : Application no. SIA/MH/INFRA2/419772/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 171st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 262nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 11th July, 2023.

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

Name of Project	Expansion in Environment Clearance of Proposed development of residential and commercial project "Gloria Grand" at Sr. No. S. No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19) opp. Ambrosia, Mulshi road, Bavdhan, Pune by M/s Paranjape Schemes (Construction)Limited	
Project Category	8(a) B2 Category	
Type of Institution	Private	
Name of Project Proponent	Name	M/s Paranjape Schemes (Construction) Limited
	Regd. Office address	PSC House, CST No.111+111/2, Anand colony, Off Prabhat road, Erandwane, Pune-411004
	Contact number	9766627013
	Email ID	apoorvr@pscl.in
Consultant	Mahabal Enviro Engineers Pvt. Ltd.	
Applied for	Environmental Clearance	
Details of previous EC	We have received Environment Clearance from Government of Maharashtra vide File no. SEAC-III 2015/ C.R.123/TC-3 dated 19.01.2017	
Location of project		

Latitude and Longitude	Latitude 18°30'30.11"N, Longitude 73°46'7.05"E
Total Plot area (m^2)	47,181 m^2
Deductions (m^2)	15,744 m^2
Net Plot Area (m^2)	31,437 m^2
Proposed FSI Area (m^2)	78,089 m^2
Proposed Non-FSI Area (m^2)	60,232 m^2
Proposed Total BUA area (m^2)	1,38,321 m^2
TBUA (m^2) approved by Planning Authority till date	Approved FSI = 62,694 m^2 as per the building approval plan received from Pune Municipal Corporation (PMC) vide no. CC/2967/21 dated 30.12.2021)
Total ground coverage (m^2) & %	2,455 m^2 (36 %)
Total project cost (Rs.)	Rs.156 Crore
CER as per MoEF & CC circular dated 01/05/2018	Not applicable

Details of Building Configuration

Previous EC/Existing Building			Proposed configuration			
Building Name	Configuration	Height	Building Name	Configuration	Height	Reason for modification/change
B1	2P+17	54.99	B1	2P+18	64.00	Addition of 1 floor
B2	2P+17	54.99	B2	2P+23	84.00	Addition of 6 floors
H1	P+6	19.95	H1	P+13	46.75	Addition of 7 floors
H2	P+6	19.95	H2	P+7	24.75	Addition of 1 floor
Club house	G+1	7.30	Club house	G+1	7.30	No change
			A1	2P+10	36.00	New building on Amenity Plot

Total number of tenements/shops/offices	No. of tenement: 297nos. + Commercial Area 7,577 sq.m.

Total Water Requirement

	Dry Season	Wet Season
Freshwater (in m^3/day)	161 m^3/day	161 m^3/day
Recycled water (Flushing)	87 m^3/day	87 m^3/day
Recycled water (Gardening)	15 m^3/day	8 m^3/day
Swimming Pool	2 m^3/day	2 m^3/day
Total water requirement	247 m^3/day	247 m^3/day

Wastewater generation	209 m^3/day	209 m^3/day
Water Storage Capacity for Firefighting/UGT (m^3)		
Firefighting Tank	200 m^3	
Source of water	Pune Municipal Corporation	
Rain Water Harvesting (RWH)		
i) Level of the groundwater table	Groundwater table: 3-4 m below ground level Pre-Monsoon-4m BGL Post Monsoon-3m BGL	
ii) Size and no of RWH tank(s) and Quantity	NA	
iii) Quantity and size of recharge pits	6 nos. of recharge pit 1m length x 1m width x 1m depth	
iv) Details of UGT tanks if any:	Domestic & Flushing UG tank capacity:218 m^3 Fire UG tank capacity: 200 m^3	
Sewage and wastewater Demand	i) Sewage generation in KLD	209 m^3/day
	ii) STP technology	MBBR
	iii) No. and Capacity of STP	2 no. x 220 m^3/day

Solid Waste Management during Construction phase: 100 kg/day

Solid Waste Management during operation Phase:

Type	Quantity (kg/day)	Treatment/disposal
Wet waste	505 kg/day	Through OWC machine. Generated manure will be used for gardening
Dry waste	384 kg/day	Handed over to the authorized recycler for further handling Purpose.
E-Waste	3 kg/day	Handed over to authorized Recyclers
STP sludge (dry)	2 kg/day	will be used as manure

Green Belt Development

Total RG area	1120 m^2
Existing trees on plot	377 nos. (Planted in Phase-1 as per previous EC)
Proposed Number of trees	183 nos.
No of trees to be retained	Nil
Number of trees to be transplanted/cut	Nil

Power requirement

Source of power supply	MSEDCL
During Construction Phase (Demand Load)	100 kW
During Operation phase (Connected Load)	3141 kVA
During Operation phase (Demand Load)	1372 kVA
Transformer	2 nos. X 630 kVA + 1 nos.315 kVA
DG set	1 nos. X 320 kVA+ 1 nos.100 kVA

Fuel Used	Diesel

Details of Energy saving

Energy Conservation Measures	Quantity
Energy-saving due renewable energy	5.5 %
Overall energy saving	20.7 %

Environmental Management plan budget during Construction phase

Parameter	Description & Criteria	Estimation	Cost (Rs. In Lakh)
Air Environment	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose.	Water tanker/ day during construction phase 1 Water tanker/ day for 10 months	1
Socio-Economic Environment	Site sanitation, Toilets, safe drinking water	10 No. of Toilets for Ladies & Gents workers	2
	Disinfection at site	Cleaning and maintaining the site	2
	Health check-up for workers, first aid kit	Periodic health checkup	1
Environment management	Ambient air, drinking water, noise and soil testing on regular basis.	Monitoring of Air, Noise, Soil and water and wastewater through MoEF Approved lab	3
	LED lamps for labour hutments	1 lamp per hutment per year	1
	Gardening set up	Maintain landscape during construction phase	1
Training & Awareness	Safety personal protective equipment & Training programs	PPE and Safety equipment distribution Safety workshop, audit	1
Total			**12**

Environmental Management plan budget during Operation phase

Component	Description	Criteria	Capital cost (Rs. in Lakh)	O & M Cost (Rs. Lakh /annum)
Sewage treatment plant	3 no of STP having Capacity 220 m^3/day	MBBR Process installation, maintenance & handling	46	14
Rain water harvesting	6 nos. of recharge pits proposed.	Construction & Maintenance	2	1
Solid Waste management	Cost for treatment of	OWC installation, Maintenance &	16	3

	biodegradable garbage in OWC (2 no.)	handling of Biodegradable garbage, segregation of waste		
Environment Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	Regular monitoring will be scheduled every month	MoEF Approved Lab	5
Landscape development	177 no.of trees to be planted	Tree plantation & landscape area to be developed	90	4
Energy conservation	Solar PV Panels & LED	Installation & Maintenance, battery backup	25	4
Storm water management	Laying of storm & sewer line up to final disposal point	Storm water channel will connect up to municipal sewer line	4	1
Fire fighting			19	3
Total			**202**	**39**

Traffic Management:	**Type**	**Required as per DCR**	**Actual Provided**	**Area per parking (m^2)**
	4 -wheeler	382 nos.	404 nos.	25 m^2 for open & 30 m^2 for covered
	2 -wheeler	1294 nos.	1294 nos.	4.2 m^2 vehicle

Details of Court cases / litigations w.r.t. the project and project location if any.	No

Comparative Statement for the Project-

Sr.	Description	As per EC	Proposed Project	Total Expansion	Unit	Remark
1	Category	8(a) B2		8(a) B2		No change
2	Area					
a)	Plot area	47,181	0	47,181	m^2	No change
b)	Total deductions	15,744	0	15,74	m^2	No change

				4		
c)	Net plot area	31,437	0	31,437	m^2	No change
d)	FSI area	55,219	22,870	78,089	m^2	Increased
e)	Non-FSI area	50,633	9,599	60,232	m^2	Increased
f)	Total construction area	105,852	32,469	138,321	m^2	Increased
3	Project cost	116.52	39.48	156	Rs. crore	Increased
4	Total tenements &Shop	Tenements: 218 Shop: 1	79	Tenements:297 Commercial: 7,577 m2	Nos.	Increased
5	Max. height of thebuilding	54.99	29.01	84	m	Increased
6	Total population	1,411	1,070	2481	Nos.	Increased
7	Total water requirement	162	85	247	m^3/day	Increased
8	STP details					
a)	STP capacity	153	67	220	m^3/day	Increased
9	Solid waste management					
a)	Total solid waste	586	306	892	kg/day	Increased
b)	Dry Waste	201	120.531 3	322	kg/day	Increased
c)	Wet Waste	385	120.26	505	kg/day	Increased
d)	E waste	0	3	3	kg/day	Increased
e)	Inert Waste	42	20	62	kg/day	Increased
10	Green belt development					
a)	RG area	1120	0	1120	m^2	No Change
b)	No. of trees	560	0	560	Nos.	No Change
11	Parking details					
a)	Parking area	15,097	473	15,570	m^2	Increased
b)	Total no. of parking	4W 382 2W 663	4W - 22 2W - 631	4W 404 2W 1294	Nos.	Increased
12	Power requirement					
a)	Connected load	1662	1479	3141	kVA	Increased
b)	Demand load	665	707	1,372	kVA	Increased
c)	Transformers	2 x 630 KVA	315 KVA	2 x 630 KVA + 1 x 315 KVA	kVA	Increased
c)	DG set nos. & capacity	320 + 100	0	320 + 10	Nos. x	No change

					kV A	
13	RWH pits	6	0	6	Nos.	Increased

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC SEAC-III 2015/ C.R.123/TC-3 dated 19.01.2017 for total plot area 47,181 m2, total built up area 1,05,852 m2, FSI area 55,219 m2, and non FSI area 50,633 m2. Proposal has been considered by SEIAA in its 262nd (Day-2) meeting held on 11th July, 2023 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit revised NoCs viz., water NoC, drainage NoC and Fire NoC.
2. PP to submit the water quality report for already existing STP.
3. PP to submit the copy of IoD and structural stability certificate.
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
5. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 3276.64 m2 on mother earth. Local planning authority to ensure the compliance of the same.
2. This EC excludes Wing A1 as PP has not obtained CFO NOC for the same. Further, EC is restricted for Wing B1 up to height 62.01 m, for Wing B2 up to height 78.40 m, for Wing H1 up to 30.0 m height as per CFO NOC.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
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 after deliberation decided to grant EC for-FSI- 78,089.00 m2, Non FSI-60,232.00 m2, Total BUA-1,38,321.00 m2. (Plan approval No-CC/2967/21, dated-30.12.2021)

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 give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

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

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

Act.

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

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

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

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

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

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

T.C

MAHARASHTRA POLLUTION CONTROL BOARD

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

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

Infrastructure/RED/S.S.I
No:- Format1.0/CC/UAN No.0000166092/CE/2401002246

Date: 21/01/2024

To,
M/s Paranjape Schemes (Construction) Limited, S No. 47/4A+4B+5+6+9+11+12+13+14+16+19, Bavdhan, Tal Haveli, Dist Pune

Your Service is Our Duty

Sub: Revalidation of Consent to establish with expansion in Residential & Commercial Construction project under Red Category

Ref:
1. Consent to establish is granted vide No Format 1.0/BO/RO-HQ/1803001520 dtd 31.03.2018
2. Minutes of 14th Consent Committee Meeting of 2023-24 held on 11.09.2023
3. Minutes of 22nd Consent Committee Meeting of 2023024 held on 26.12.2023

Your application NO. MPCB-CONSENT-0000166092

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 ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Revalidation of Consent to Establish with expansion is granted for period upto commissioning of the project or 31.03.2028 whichever is earlier**
2. **The capital investment of the project is Rs.125 Cr. (As per C.A Certificate submitted by industry).**
3. **The Revalidation of Consent to Establish with expansion is valid for construction project named as M/s Paranjape Schemes (Construction) Limited, S No. 47/4A+4B+5+6+9+11+12+13+14+16+19, Bavdhan, Tal Haveli, Dist Pune on Total Plot Area of 47181 SqMtrs for remaining total construction BUA of 65351 SqMtrs out of Total Construction BUA of 138321.0 SqMtrs as per EC granted dated 22.08.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 19.01.2017	19161.00	39714.00
2	Consent to Establish dtd 31.03.2018	19161.00	32882.00
3	Environmental Clearance for expansion dtd 22.08.2023	47181.00	138321.00

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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	209	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
S-2	DG set-200 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Waste	505 Kg/Day	OWC with composing or Biodigestor with composing	As Manure
2	Dry Waste	384 Kg/Day	Segregation	To Authorized Agency
3	STP Sludge	20 Kg/Day	Dewatering	As Manure

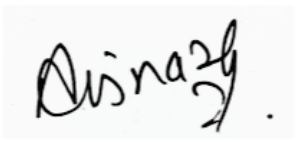
7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocessor

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall provide Organic waste digester with composting facility or biodigestor with composting facility.
12. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
13. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.

14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/419772/2023 dtd 22.08.2023 for construction project having total plot area of 47181 SqMtr and proposed total construction BUA of 138321.0 SqMtr.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.







Signed by: Dr.Avinash Dhakne
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-01-21 16:35:47 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	250000.00	MPCB-DR-18321	03/04/2023	RTGS
2	2054.00	TXN2310001451	09/10/2023	Online Payment

PP has paid penal fees of of 2054.

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB,Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **220 CMD for treatment of domestic effluent of 209 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	247.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-320 kVA	Acoustic Enclosure	3.50	Diesel 64 Ltr/Hr	1	SO2	30.72 Kg/Day
S-2	DG Set-200 kVA	Acoustic Enclosure	3.00	Diesel 40 Ltr/Hr	1	SO2	19.2 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/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

b) The toilet shall be provided with exhaust system connected to chimney through ducting.

c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent To Establish (Revalidation)	Rs 10 Lakhs	Existing	Compliance of Consent Conditions and Operation & maintenance of Pollution Control Systems	upto Commissioning of the project	upto Commissioning of the project

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

T.C

TOTAL F.S.I. STATEMENT IN SQM. (EXISTING)

BUILDINGS	BUILT UP AREA: RESI.	BUILT UP AREA: COMM.	TOTAL B.UP CNST+PROP	PERM. BALCONY	PROPOSED BALCONY	PASSAGE	LIFT LOBBY	STAIRCASE	TERRACE	LIFT & LIFT M/C ROOM	TENTS/ OFFICE/ SHOPS	FLOORS	BLDG. HEIGHT
A WING	5597.78	0	5597.78		832.26	404.47	113.85	154.33	1119.52	29.04	66	BASE+PARK.+11FL	34.20M.
B WING	5596.79	0	5596.79		832.26	403.48	114.62	154.66	1120.85	29.04	66	BASE+PARK.+11FL	34.20M.
C WING	5591.52	0	5591.52		831.60	403.70	114.51	154.66	1114.00	29.04	66	BASE+PARK.+11FL	34.20M.
D WING	5566.83	0	5566.83	3534.06 sq.m. 60.15	832.59	397.43	114.62	154.66	1150.23	29.04	66	BASE.+PARK.+11FL.	34.20M.
E WING	7848.86	0	7848.86		1178.77	1054.46	98.67	205.39	1396.14	16.56	86	BASE.+PARK.+11FL.	35.40M.
F WING	3675.38	0	3675.38		284.62	110.55	0	153.23	250.64	14.98	32	BASE.+PARK.+11FL.	35.40M.
G WING	2356.92	0	2356.92		490.05	138.05	44.99	131.67	160.19	19.44	32	PARKING+11FL	34.20M.
TOTAL	39234.08	-	39234.08		5285.11	2912.14	601.26	1108.47	6341.67	167.14	414.00	-	-

PROPOSED F.S.I. STATEMENT IN SQM. (PREVIOUS SANCTION+PROPOSED)

B1 WING	12315.68	–	12315.68	–	478.21	–	–	118.09	555.85	17.91	108	LW PARK+UPPER PARK+18 FLOORS	62.01M.
B2 WING	12739.48	–	12739.48	–	–	–	–	–	–	–	86	LW PARK+UPPER PARK+18 FLOORS	57.05M.
H1 WING	–	2424.68	2424.68	–	–	–	–	–	–	–	24	PARKING+8 FLOORS	30.00M.
H2 WING	–	–	–	–	–	–	–	–	–	14.46	–	PARKING+7 FLOORS	24.75M.
PROPOSED	25055.36	2424.68	27460.04	–	–	–	–	–	–	32.37	228.00	–	–
EXISTING + PROPOSED	60289.44	2424.68	**62694.12**	5285.11	5760.36	2912.14	601.26	1226.56	6897.62	199.51	642.00	–	–

F.S.I. STATEMENT IN SQM.
(WING-H2+(MHADA))

FLOOR	BUILT UP AREA [MHADA]	LIFT AREA	MHADA TENTS	FLOORS & BLDG. HEIGHT
FIRST	179.54	LIFT =3.24	03	PARKING+ 7 FLOORS. HEIGHT=24.75M
SECOND	179.54		03	
THIRD	179.54		03	
FOURTH	179.54		03	
FIFTH	179.54	LIFT M/C ROOM =11.22	03	
SIXTH	179.54		03	
SEVENTH	179.54		03	
TOTAL	1256.78	14.46	21	-

AREA STATEMENT FOR MHADA REQUIRED AREA	SQ.M.
1) AREA OF PLOT (PROPOSED PLOT)	7,450.00
2) DEDUCTIONS FOR a) AREA UNDER ROAD AREA 24.00M D.P. ROAD b) RESERVATION	721.35 –
	721.35
3) NET AREA (1-2)	6,728.65
4) DEDUCTIONS FOR a) OPEN SPACE 10% b) 10% AMINITY SPACE c) COMM.AREA	1,208.72 –
d) TOTAL	–
5) NET AREA OF PLOT (3-4a)	5,519.93
6) BASIC FSI 1.10 FOR MHADA (5,519.93X1.10)	6,071.92
7) REQUIRED B/UP AREA FOR MHADA BUILDING (20% OF BASIC FSI) (6,071.92X20%)	1,214.38
8) PROPOSED B/UP AREA (MHADA)	1,256.78

OPEN SPACE AREA CAL. - 1

1.	0.5 X 24.20 X 6.55	=	113.85 SQ.M
2.	0.5 X 24.20 X 6.55	=	113.85 SQ.M
3.	0.5 X 24.33 X 11.32	=	115.38 SQ.M
4.	0.5 X 21.10 X 5.38	=	56.70 SQ.M
5.	0.5 X 26.19 X 11.41	=	149.46 SQ.M
6.	0.5 X 28.32 X 10.91	=	281.66 SQ.M
7.	0.5 X 29.07 X 9.91	=	288.04 SQ.M
8.	0.5 X 29.08 X 4.06	=	59.03 SQ.M
9.	0.5 X 29.08 X 4.06	=	59.03 SQ.M
10.	0.5 X 19.41 X 10.14	=	91.45 SQ.M
11.	0.5 X 19.27 X 5.30	=	51.07 SQ.M
12.	0.5 X 19.27 X 5.30	=	51.07 SQ.M
13.	0.5 X 14.19 X 1.49	=	10.57 SQ.M
14.	0.5 X 13.97 X 1.49	=	10.39 SQ.M
15.	0.5 X 8.01 X 4.01	=	16.06 SQ.M
16.	0.5 X 9.63 X 4.63	=	22.28 SQ.M
17.	0.5 X 9.63 X 4.63	=	22.28 SQ.M
18.	0.5 X 14.19 X 6.35	=	27.27 SQ.M
19.	0.5 X 42.29 X 15.30	=	293.18 SQ.M
20.	0.5 X 42.29 X 15.30	=	293.18 SQ.M
21.	0.5 X 33.73 X 4.16	=	84.20 SQ.M
22.	0.5 X 17.13 X 0.24	=	19.08 SQ.M
23.	0.5 X 16.82 X 0.83	=	6.99 SQ.M
	TOTAL =		2153.41 SQ.M

OPEN SPACE AREA CAL. - 2

1.	0.5 X 28.67 X 12.269	=	218.81 SQ.M
2.	0.5X 27.77 X 3.79 X 2	=	98.81 SQ.M
	TOTAL AREA =		317.62 SQ.M

OPEN SPACE AREA CAL. - 3

1.	0.5 X 25.19 X 11.76	=	147.98 SQ.M
2.	0.5 X 33.77 X 10.935	=	285.78 SQ.M
3.	0.5 X 33.77 X 10.935	=	491.14 SQ.M
4.	0.5 X 20.13 X 9.10	=	91.58 SQ.M
	TOTAL =		3,377.60 SQ.M.

PARKING STATEMENT EXISTING BLDG.
PARKING REQUIRED FOR A TO C WING

NOS.	WINGS	CAR	SCOOTER	CYCLE
①	A WING	33	132	132
②	B WING	45	140	148
③	C WING	33	132	132
④	D WING	45	140	148
⑤	E WING	139	236	300
⑥	F WING	33	75	86
⑦	G WING	33	75	86
	TOTAL	361	930	1032

TOTAL REQUIRED PARKING (EXISTING BLDGS)

AREA REQUIRED	AREA PROVIDED
CAR 361 NOS. X 13.50 SQ.M.	4873.50 SQ.M.
SCOOTER 930 NOS. X 03.00 SQ.M.	1860.00 SQ.M.
CYCLE 1032 NOS. X 0.70 SQ.M.	722.40 SQ.M.
	7454.90 SQM.

PARKING STATEMENT PROPOSED BLDG.
PARKING REQUIRED FOR B1,B2,H1,H2 WING

NOS.	WINGS	CAR	SCOOTER	CYCLE
①	B1 WING	83	271	61
②	B2 WING	101	303	–
③	H1 WING	33	115	–
④	H2 WING	13	34	–
	TOTAL	229	723	61

TOTAL PROVIDED PARKING (PROPOSED BLDG)

FOR – B1,B2,H1,H2	AREA PROVIDED
CAR 312 NOS. X 13.50 SQ.M.	3860.00 SQ.M.
SCOOTER 880 NOS. X 3.00 SQ.M.	1760.00 SQ.M.
CYCLE 65 NOS. X 0.70 SQ.M.	45.50 SQ.M.
	5705.50 SQ.M.

WATER CAPACITY WITH FIRE FIGHTING
EXISTING BUILDINGS

NOS.	WINGS	G.FL/WATER TANK	U.FL/WATER TANK
①	E WING	65,000.00 LIT.	87,500.00 LIT.
②	B WING	65,000.00 LIT.	87,500.00 LIT.
③	C WING	65,000.00 LIT.	87,500.00 LIT.
④	D WING	65,000.00 LIT.	87,500.00 LIT.
⑤	E WING	78,000.00 LIT.	87,000.00 LIT.
⑥	F WING	42,000.00 LIT.	33,000.00 LIT.
⑦	G WING	42,000.00 LIT.	33,000.00 LIT.
	TOTAL	4,22,000.00 LIT.	4,23,000.00 LIT.

WATER CAPACITY WITH FIRE FIGHTING
PROPOSED BUILDINGS

①	B1 WING	1,10,800.00 LIT.	1,50,000.00 LIT.
②	B2 WING	1,05,000.00 LIT.	1,33,000.00 LIT.
③	H1 WING	36,000.00 LIT.	44,000.00 LIT.
④	H2 WING	35,000.00 LIT.	42,000.00 LIT.
	TOTAL	3,86,800.00 LIT.	3,74,500.00 LIT.

MAXIMUM PERMISSIBLE POTENTIAL AREA

	PLOT A: SANCTION PLOT	PROPOSED PLOT	TOTAL
1) AREA OF PLOT	40,750.00	7,450.00	48,200.00
2) DEDUCTIONS FOR(PREVIOUS AQUIRED AREA.	1,019.37	---	1,019.37
3) AREA OF PLOT	39,730.63	7,450.00	47,180.63
4) DEDUCTIONS FOR a)AREA UNDER D.P.ROAD AREA (12&24.0m) b)AREA UNDER D.P.ROAD AREA (60.0 m) NALA GARDEN RESERVATION RESERVATION AREA SHOPPING CENTER RESERVATION)	6,665.24 2,225.66 850.83 5,280.52 15,022.25	721.35 --- --- --- 721.35	7,386.59 2,225.66 850.83 5,280.52 15,743.60
5) BALANCE / GROSS AREA OF PLOT (3-4)	24,708.38	6,728.65	31,437.03
6) DEDUCTIONS FOR a) 15% AMINITY SPACE 4,715.55 (amnility against shopping reservation)	---	1,208.72	1,208.72
7) NET AREA OF PLOT (5-6)	24,708.38	5519.93	30,228.31
8) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (781.10)	27,179.22	6071.92	33,251.14
9) OPEN SPACE & INT. ROAD a) AREA OF 12.00 M.W. INTERNAL ROAD b) OPEN SPACE 10% d) AREA HANDED OVER TO ADJ.PLOT HOLDER e) TRANSFORMER	--- 2,470.83 --- 200.00	309.65 805.81 --- ---	309.65 3,276.64 --- 200.00
10) PERMISSIBLE BASIC F.S.I (AS PER Sr.no.-8)	27,179.22	6,071.92	33,251.14
11) ADDITION OF FSI ON PAYMENT OF PREMIUM a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/TOD ZONE. = {47,180.63-(850.83+1,208.72)X0.50} = 22,560.54 Sq.m. = 22,560.54 X 0.22437$ = 5,060.33 Sq.m.			4,808.00
12) IN-SITU FSI / TDR LOADING a) AREA UNDER D.P.ROAD AREA (12M & 24M) b) AREA UNDER D.P.ROAD AREA (60.00M) c) 15% AMINITY SPACE d) ADDITIONAL RESERVATION AREA e) TOTAL TDR AGAINST LOADING AREA f) TDR AREA {47,180.63-(850.83+1,208.72)X1.40} = 63,169.51 Sq.m.) 14,171.42/63,169.51 = 0.2243$ (TDR AGAINST LOADING) g) NET TDR AREA (63,169.51-14171.42 = 48,998.09) (i) SLUM TDR (30% OF 48,998.09) (ii) REGULAR TDR (70% OF 48,998.09) h) TOTAL IN SITU AREA/TDR LOADING PROPOSED (12e+12g)			6,665.24 2,225.66 850.83 5,280.52 --- 14,171.42 48,998.09 63,169.51
13) ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7			– –
14) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL a) {10+11(a)+12(f)} OR 13 WHICHEVER IS APPLICABLE.			1,18,981.19
15) DEDUCTIONS FOR : a) EXISTING FSI AREA			35,234.08
16) a) TOTAL BALANCE AREA FOR PROPOSAL {14–15e } b) ANCILLARY FSI UPTO 80% {2,404.68/1,80=1,335.93X0.80=1,068.74} c) ANCILLARY FSI UPTO 60% {16,996.48–1,335.93=15,660.55X0.60=9,396.33} d) TOTAL ENTITLEMENT {15+16e+16b+16c}			16,996.48 1,068.74 9,396.33 62,695.63
17) TOTAL BUILT–UP AREA IN PROPOSAL a) EXISTING BUILT–UP AREA b) PROPOSED RESIDENTIAL BUILT–UP AREA c) PROPOSED COMMERCIAL BUILT–UP AREA d) {TOTAL OF a+b+c}			35,234.08 25,055.36 2,404.68 62,694.12
18 – F.S.I CONSUMED (156/7) (SHOULD NOT BE MORE THAN SERIAL NO.14ABOVE)			2.07
17 – AREA OF INCLUSIVE HOUSING IF ANY a) REQUIRED (6,071.92X20%) b) PROPOSED –			1,214.38 1,256.78

TENAMENT STATEMENT							
TENAMENT PERMISSIBLE @ 250 TENTS/HA.							1,029.00
TENAMENT PROPOSED (Regular+Mhada)							663
	Existing (A TO G WING)			Proposed (B1,B2,H1,H2 WING)			
PARKING STATEMENT	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
PARKING REQUIRED	361	930	1032	235	740	61
PARKING PROVIDED	361	930	1032	312	880	65

LEGEND

PLOT BOUNDARY	THICK BLACK	
PROPOSED WORK	RED	
WATER LINE	BLACK DOTTED	
DRAINAGE LINE	RED DOTTED	

ARCHITECT
Ar. PRAKASH KULKARNI
CA/98/22909

OWNER
SHRI. S.P.PARANJPE (PAH)

PROJECT
PROPOSED & EXISTING LAYOUT OF COMM. & RESI. BUILDING ON S.NO.(47/4A)+(47/4B)+(47/5)+(47/6)+(47/9)+(47/11)+(47/12)+(47/16)+(47/4/B)+(47/13)+(47/14/P)+(47/19)+(47/10)+(47/15), PLOT A, AT BAVDHAN, PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJOVALAYA, OPP. NO.- 101, SECTS., CTS. NO.-1167/8, GHOLE ROAD, SHIVAJINAGAR, PUNE-411 005. PHONE - (020) 66042800 / 01 / 02
Email : ankurassociates@gmail.com

DATE	SCALE	DRN. BY	
01.02.2022	1:500	Shobbit	164/07

D:\Shobbit\PMC\Paranjpe\Gloria\SUBMISSION\EC BP\LAY NO-01-02-2022\LOT LAYOUT.dwg

B.P. LAY-OUT 01/12

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO / EC / 164 / 07
DATE 30/03/22

Building Inspector
Building Development Department

Deputy Engineer

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. HAS SURVEYED BY ME ON / / & THE DIM. OF SHEDS ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO MEANED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/VP RECORD.

Ar. PRAKASH KULKARNI
CA/98/22909

AREA STATEMENT

	PLOT A: SANCTION PLOT	PROPOSED PLOT	TOTAL
1) AREA OF PLOT	40,750.00	7,450.00	48,200.00
2) DEDUCTIONS FOR(PREVIOUS AQUIRED AREA.	1,019.37	---	1,019.37
3) AREA OF PLOT	39,730.63	7,450.00	47,180
4) DEDUCTIONS FOR a)AREA UNDER D.P.ROAD AREA (12&24.0m) b)AREA UNDER D.P.ROAD AREA (60.0 m) NALA GARDEN RESERVATION RESERVATION AREA SHOPPING CENTER RESERVATION)	6,665.24 2,225.66 850.83 5,280.52 15,022.25	721.35 --- --- --- 721.35	7,386.59 2,225.66 850.83 5,280.52 15,743.60
5) BALANCE / GROSS AREA OF PLOT (3–4)	24,708.38	6,728.65	31,437.03
6) DEDUCTIONS FOR a) 15% AMINITY SPACE 4,715.55 (amnility against shopping reservation)	---	1,208.72	1,208.72
7) NET AREA OF PLOT (5–6)	24,708.38	5519.93	30,228.31
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9) OPEN SPACE & INT. ROAD a) AREA OF 12.00 M.W. INTERNAL ROAD b) OPEN SPACE 10% d) AREA HANDED OVER TO ADJ.PLOT HOLDER e) TRANSFORMER	--- 2,470.83 --- 200.00	309.65 805.81 --- ---	309.65 3,276.64 --- 200.00
10) PERMISSIBLE BASIC F.S.I (AS PER Sr.no.-8)	27,179.22	6,071.92	33,251.14
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12) IN-SITU FSI / TDR LOADING a) AREA UNDER D.P.ROAD AREA (12M & 24M) b) AREA UNDER D.P.ROAD AREA (60.00M) c) 15% AMINITY SPACE d) ADDITIONAL RESERVATION AREA e) TOTAL TDR AGAINST LOADING AREA f) TDR AREA {47,180.63-(850.83+1,208.72)X1.40} = 63,169.51 Sq.m.) 14,171.42/63,169.51 = 0.2243$ (TDR AGAINST LOADING) g) NET TDR AREA (63,169.51-14171.42 = 48,998.09) (i) SLUM TDR (30% OF 48,998.09) (ii) REGULAR TDR (70% OF 48,998.09) h) TOTAL IN SITU AREA/TDR LOADING PROPOSED (12e+12g)			6,665.24 2,225.66 850.83 5,280.52 --- 14,171.42 48,998.09 63,169.51
13) ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7			– –
14) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL a) {10+11(a)+12(f)} OR 13 WHICHEVER IS APPLICABLE.			1,18,981.19
15) DEDUCTIONS FOR : a) EXISTING FSI AREA			35,234.08
16) a) TOTAL BALANCE AREA FOR PROPOSAL {14–15e } b) ANCILLARY FSI UPTO 80% {2,404.68/1,80=1,335.93X0.80=1,068.74} c) ANCILLARY FSI UPTO 60% {16,996.48–1,335.93=15,660.55X0.60=9,396.33} d) TOTAL ENTITLEMENT {15+16e+16b+16c}			16,996.48 1,068.74 9,396.33 62,695.63
17) TOTAL BUILT–UP AREA IN PROPOSAL a) EXISTING BUILT–UP AREA b) PROPOSED RESIDENTIAL BUILT–UP AREA c) PROPOSED COMMERCIAL BUILT–UP AREA d) {TOTAL OF a+b+c}			35,234.08 25,055.36 2,404.68 62,694.12
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PARKING PROVIDED	361	930	1032	312	880	65

LEGEND

PLOT BOUNDARY	THICK BLACK	
PROPOSED WORK	RED	
WATER LINE	BLACK DOTTED	
DRAINAGE LINE	RED DOTTED	

ARCHITECT
Ar. PRAKASH KULKARNI
CA/98/22909

OWNER
SHRI. S.P.PARANJPE (PAH)

PROJECT
PROPOSED & EXISTING LAYOUT OF COMM. & RESI. BUILDING ON S.NO.(47/4A)+(47/4B)+(47/5)+(47/6)+(47/9)+(47/11)+(47/12)+(47/16)+(47/4/B)+(47/13)+(47/14/P)+(47/19)+(47/10)+(47/15), PLOT A, AT BAVDHAN, PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJOVALAYA, OPP. NO.- 101, SECTS., CTS. NO.-1167/8, GHOLE ROAD, SHIVAJINAGAR, PUNE-411 005. PHONE - (020) 66042800 / 01 / 02
Email : ankurassociates@gmail.com

DATE	SCALE	DRN. BY	
01.02.2022	1:500	Shobbit	164/07

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LOCATION PLAN

YELLOW - GLORIA - EC 2007
(BUILDINGS A to D)

GREEN - GLORIA GRACE - EC 2007
(BUILDINGS E to G)

RED - GLORIA GRAND - EC 2017
(BUILDINGS B1, B2, H1, H2)

RESERVATION/AMINITY AREA CALCULATION
(SHOPPING CENTER RESERVATION)

1. 0.5 X 77.50 X 24.53 = 950.54 SQ.M
2. 0.5 X 77.50 X 8.29 = 321.24 SQ.M
3. 3.14 X 9.0 X 9.0 X 126.48°/360° = 89.36 SQ.M
4. 0.5 X 79.28 X 8.96 = 355.17 SQ.M
5. 0.5 X 84.25 X 7.27 = 306.25 SQ.M
6. 0.5 X 86.13 X 4.62 = 198.66 SQ.M
7. 0.5 X 124.73 X 49.05 = 3059.00 SQ.M
TOTAL AREA = 5280.52 SQ.M

PREVIOUS AQUIRED AREA CALC. BY TRIGULATION METHOD
S.NO-47/9, 60.00 M WIDE D.P. ROAD

01	0.5 X 31.80 X 1.61	=	25.67 SQ.M
02	0.5 X 67.56 X 7.53	=	238.63 SQ.M
03	0.5 X 73.27 X 12.54	=	459.42 SQ.M
04	0.5 X 45.37 X 12.54	=	284.40 SQ.M
	TOTAL = 1019.37 SQ.M		

REQUIRED TREE
PLOT AREA = 39,385.82 SQM
REQUIRED NO.OF TREES
= 39,385.82 SQM/ 80.00
= 353.00 NOS.
SAY = ~~ NO.OF TREES

NALA GARDEN RESERVATION AREA

{ S.NO-47/4B }
1. 0.5 X 49.50 X 11.32 = 280.17 SQ.M
2. 0.5 X 49.50 X 8.99 = 222.52 SQ.M
3. 0.5 X 49.50 X 8.99 = 156.89 SQ.M
4. 0.5 X 33.83 X 7.03 = 117.86 SQ.M
TOTAL AREA = 781.79 SQ.M

{ S.NO-47/4A }
5. 0.5 X 33.80 X 12.43 = 149.04 SQ.M
TOTAL AREA = 850.83 SQ.M

R.C.C. COPING
.33 W THK.(IN ALL)
COMPOUND WALL SECTION
Nnot scl

AMINITY AREA CALCULATION
SCALE = 1:500

1. 0.50 X 14.27 X 2.74 = 19.55 SQ.M.
2. 0.50 X 32.424 X 8.73 = 141.53 SQ.M.
3. 0.50 X 48.79 X 21.91 = 534.49 SQ.M.
4. 0.50 X 48.79 X 12.78 = 311.77 SQ.M.
5. 2/3 X 14.00 X 3.77 = 35.85 SQ.M.
6. 0.50 X 44.85 X 7.81 = 175.53 SQ.M.
TOTAL AREA = 1208.72 SQ.M.



T.C.

Anx. A15

622

कार्यकारी अभियंता कार्यालय
बांधकाम विकास विभाग, झोन क्र.३
स्वातंत्र्यवीर सावरकर भवन
पुणे महानगरपालिका
जावक क्र. : झोन क्र.३/३५२
दिनांक : १९/०४/२०२४

Anx. A16

प्रति,

विकसक-
परांजपे स्किम्स् (कन्स्ट्रक्शन)श्री.एस.पी. परांजपे
पीएससी हाऊस, सि.टी.एस. नं.१११+१११/२, आनंद कॉलनी,
ऑफ प्रभात रोड, डॉ.केळकर मार्ग, एरंडवणे, पुणे-४११००४
ला.आर्कि.श्री.प्रकाश कुलकणी ,
पत्ता : १०१, तेजोवलय बिल्डींग, सि.स.नं.११८७/१९,
घोले रोड, शिवाजीनगर, पुणे-४११००५

यांस

विषय :- पुणे, पेठ बावधन खु. स.नं.४७/४अ+४७/४ब+४७/५+ ४७/६+४७/९+४७/११+ ४७/१२+ ४७/१६, ४७/४ब+४७/१३+४७/१४(पै)+४७/१९ येथील बांधकाम प्रस्तावाबाबत.

संदर्भ :- बांधकाम विकास विभाग झोन क्र.३ कडील आ.क्र.१०५, दि.०३/०४/२०२४ रोजीचा श्री.नागेश ढमाले यांचा तक्रार अर्ज

पुणे, पेठ बावधन खु. स.नं.४७/४अ+४७/४ब+४७/५+ ४७/६+४७/९+४७/११+ ४७/१२+ ४७/१६, ४७/४ब+४७/१३+४७/१४(पै)+४७/१९ येथील बांधकाम प्रस्तावाबाबत संदर्भान्वये तक्रार अर्ज प्राप्त झाला आहे. संदर्भांकित पत्राच्या अनुषंगाने पुढील ७ दिवसात खुलासा इकडील कार्यालयाकडे सादर करण्यात यावा.

कळावे.

उप अभियंता
बांधकाम विकास विभाग झोन क्र.३
पुणे महानगरपालिका

सोबत:- संदर्भांकित तक्रार अर्ज.

T.C

प्रति
उप अभियंता
बांधकाम विभाग झोन. 3
पुणे महानगरपालिका

दिनांक.3/4/2024

विषय : M/s. **Paranjape Schemes (Construction)LTD**, Site at **GLORIAGRAND,**S.No.47,47/4A+47/4B,+47/5+47/6+47/9+47/11+47/12+47/16+47/4/B+47/13+47/14/P+47/19, Village Bavdhan, Taluka Mulshi, District Pune याच्या तक्रारी बाबत.

महोदय

वरील नमूद केलेल्या विषयाच्या संदर्भात, **Paranjape Schemes (Construction)LTD** विकासक यांनी जागेवर काही इमारतीचे काम पूर्ण केले आहे व काही इमारतीचे काम जागेवरती चालू आहे . प्रकल्प प्रस्तावक यांनी महाराष्ट्र प्रदूषण नियंत्रण मंडळाची consent to establish and consent to operate संमती प्राप्त केलेली नाही. त्यामुळे हे स्पष्टपणे पर्यावरण मंजुरीच्या अटी आणि शर्तींचे उल्लंघन दर्शवते. त्यामुळे त्याच्यावर योग्य ती कारवाई करावी ही विनंती.

कळावे

बांधकाम विकास विभाग झोन क्र. 3
पुणे महानगरपालिका
आवक क्रमांक- झोन क्र.3/१०५
दिनांक - 31/01/2024

श्री. शेलके (बांधकाम)

आपला
Nagesh
(नागेश ढमाले)
मो.9011103332

4/4/24

T.C

PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
'PSC House', CTS No. 111+111/2, Anand Colony, Off. Prabhat Road,
Dr. Ketkar Marg, Erandawane, Pune-411 004, Maharashtra, India.
Tel.: +91 20 2544 0986 | Fax : +91 20 2546 0986

PARANJAPE
The Spirit Of New India

दिनांक: २०/०५/२०२४

प्रति,
उप-अभियंता (झोन ३)
बांधकाम विकास विभाग
पुणे महानगरपालिका.

विषय : आपले जा क्र. झोन क्र.(३)/३५२ दि.१९/०४/२०२४ रोजीचे पत्रास खुलासा

संदर्भ: -
१. आपले जा क्र. झोन क्र.३/३५२ दि.१९/०४/२०२४ रोजीचे पत्र
२. बांधकाम विकास विभाग झोन क्र. ३ कडील आ. क्र. १०५ दि. ०३/०४/२०२४ रोजीचा तक्रार अर्ज

माननीय महोदय,

आपले जा क्र. झोन क्र.३/३५२ दि.१९/०४/२०२४ रोजीचे पत्रान्वये आपण आम्हास वर संदर्भांकित ०३/०४/२०२४ रोजी प्राप्त झालेला तक्रार अर्ज आ. क्र. १०५ बाबत कळविले आहे.

सदर विषयास अनुसरून आम्ही आपले कार्यालयास कळवू इचछीतो की आमच्या S. No. 47 (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19) बावधन, पुणे येथील ग्लोरिया ग्रँड या गृहप्रकल्पामधील इमारतीस महाराष्ट्र प्रदूषण नियंत्रण मंडळाद्वारे रीतसर परवानग्या देण्यात आलेल्या आहेत.

सदर प्रकल्पा मध्ये चालू असलेल्या बांधकामास कन्सेंट टू एस्टॅब्लिश चे नूतनीकरण संदर्भ क्र. CC/UAN No.0000166092/CE/2401002246 दि. २१/०१/२०२४ रोजी देण्यात आले असून, सदर कन्सेंटची प्रत आपले माहिती साठी सोबत जोडलेली आहे. सदर परवानगी दि. ३१/०३/२०२८ पर्यंत वैध असल्याने सदरचा तक्रार अर्ज फेटाळण्यास पात्र आहे.

तरी आपणास विनंती की, सदर खुलाश्याच्या आधारे तक्रारदार यांचा तक्रार अर्ज फेटाळण्यात यावा.

आपला नम्र,
परांजपे स्कीम्स कन्स्ट्रक्शन लिमिटेड तर्फे,

अधिकृत स्वाक्षरीकर्ता

T.C

Proof of Service

Gmail **Raghunath Mahabal <mahabal60@gmail.com>**

OA 116/2024(WZ) Nagesh Dhamale v/s MoEFCC: Sr.no.3 Admission: 28/05/2024

Raghunath Mahabal <mahabal60@gmail.com> 31 July 2024 at 13:51
To: viraj pawar <adv.virajpawar@gmail.com>, National Green Tribunal Pune <ngt-pune@gov.in>
Cc: Adv Manasi Joshi <adv.manasi.joshi@outlook.com>, Rahul Garg <rahul.garg@mgklegal.com>, "Adv. Vilas Jadhav" <vilasajadhav@gmail.com>, Aniruddha Kulkarni <aniruddha1488@gmail.com>, sachin gore <ssgore2005@gmail.com>
Bcc: Yash Paranjape <yashp@pscl.in>, Apoorv Ranade <apoorvr@pscl.in>

(220-626) 2024-07-31 R9 Paranjape Reply.pdf

Dear Sir

Please find the copy of the reply of Respondent No.9 M/s Paranjape Construction (I) Ltd

https://drive.google.com/file/d/1oBiMskn3O5qKCQ8PXJ4ykMvrlwcBQmLD/view?usp=sharing

Regards

= R.B.Mahabal रघुनाथ भालचंद्र महाबळ **= +91-74-0011-6222 =** mahabal60@gmail.com **=**

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