



**BEFORE THE NATIONAL GREEN TRIBUNAL WESTERN  
ZONE BENCH, PUNE**

**I.A.NO. 146/2024 WZ**

**IN**

**APPEAL NO. 91/2024 WZ**

**TANAJI B. GABHIRE**

**... Appellant/Applicant**

**VERSUS**

**UNION OF INDIA & ORS.**

**... Respondents**

**THE AFFIDAVIT IN REPLY ON BEHALF OF THE  
RESPONDENT NO. 4 MANTRA SKYHOMES PRIVATE  
LIMITED (EARLIER KNOWN AS M/S. REGENCY  
MAHAVIR ASSOCIATES) TO THE APPLICATION SEEKING  
CONDONATION OF DELAY IS AS UNDER:**

I, Mr. Ashish Satish Gupta, Age: 42 years, Occupation: Business, the Authorized Signatory of the Respondent No.4 herein, do hereby state on solemn affirmation as under:

1. At the outset, I say that all the averments made in the Delay Condonation Application and the contents therein are denied by me in its entirety save and except those which are specifically admitted herein. I state that the contentions raised in the delay condonation application are not true and correct and are denied by the Respondent No. 4. There is no justifiable reason/s mentioned by the Appellant for filing the appeal after delay of 56 days.
2. At the outset, I state that by Supplemental Deed of partnership for change of name of M/s Regency Mahavir Associates dated 29/03/2024 executed between Mantra Prime Space LLP, limited liability partnership registered under the LLP ACT, 2008 and Mantra



Properties and Developers Pvt. Ltd., a private Company registered under the Companies Act, 2013 the name of M/s Regency Mahavir Associates, the present Respondent No.4 has been changed to Mantra Skyhomes Private Limited. **The copy of the said Supplemental Deed of partnership is appended hereto as Exhibit 'A'.**



3. I state that the contention of the Appellant that there was technical difficulty to upload the appeal is without any evidence.
4. I state that the contention of the Appellant that there was personal difficulty regarding the health and family priorities are also unsubstantiated and such ground can't be raised for condonation of delay.
5. I state that the Appellant has failed to give details of the alleged reasons for the delay and therefore delay cannot be condoned unless it is properly explained.
6. I state that, since the application for condonation of delay is based on unsupported, incorrect facts and statements, same needs to be dismissed.

7. I state that, delay should not be condoned when the Appeal itself is filed on frivolous grounds and on bald allegations without adducing any documentary evidence.

8. I state that, Appellant has failed to set out any sufficient cause to justify condonation of delay in filing the Appeal. It is trite law that sufficient cause is sine quo non for exercising power of condonation of delay. That the Appellant merely cited reasons such as personal difficulty, health issues, family priorities which does not constitute sufficient cause for condonation of delay. Further, the purported issue of the website server of this Hon'ble Tribunal, as claimed by the Appellant is baseless and unsubstantiated. The Appellant failed to bring on record single document to support its aforesaid contentions for seeking delay condonation. It is settled law that in the event condonation of delay is sought, the party seeking such delay must explain each day's delay, which has clearly not been done in the present case/ that the Appellant has not given any cogent or plausible reasons with supporting documents for the delay and application is liable to be dismissed.



9. I state that, condoning the delay and admitting the Appeal will warrant unnecessary allocation of valuable time of the Hon'ble Tribunal to a non-existing dispute when there are numerous genuine cases pending urgent disposal before it.

10. I state that, preamble of the NGT Act states that it has been enacted *"to provide for the establishment of a National Green Tribunal for the effective and expeditious disposal of cases relating to environmental protection and conservation of forests and ...."* Thus, it is evident that main purpose of enacting the NGT Act is for expeditious disposal of cases relating to environmental protection, among other things. If frivolous cases, complaints and appeals are allowed to clog the registry of this Hon'ble Tribunal, it would result in a travesty of justice to the deserving complainants or litigants who would eventually suffer due to the time expended in hearing frivolous and malicious complaints/appeals. This can never be the object and purpose of establishment of this Hon'ble Tribunal.

11. I state that, it has already been elaborately explained hereinabove how the impugned Appeal has been filed on the basis of bald allegations and slanderous statements without adducing an iota of



documentary evidence in support of the affirmations made therein. In light of the submissions made hereinabove and in consonance with the object and purpose of the NGT Act, it would be apt for this Hon'ble Tribunal to not condone the delay in filing of the impugned Appeal and dismiss it *in-limine* than wasting its precious time in examining non-existent breaches or misfeasance's alleged to have been committed by the Respondents.



12. For the reason stated hereinabove, I submit that the application be dismissed with cost.

I say that the contents of the present are read over to me and whatever stated therein is true and correct to the best of knowledge, belief and information and hence I have signed this at Pune today.

PUNE )

DATED: 06/12/2024 )

*Rohit Gangawane*  
(ROHIT S. GANGAWANE)

Advocate for the Respondent No.4

A handwritten signature in blue ink, appearing to be "Rohit S. Gangawane".

**VERIFICATION:**

I, Mr. Ashish Satish Gupta, Age: 42 years, Occupation : Business, the Authorized signatory of the Respondent No.4 above named do hereby state on solemn affirmation that whatever stated in the paragraph Nos.1 to 7 are based on facts and legal submissions, which I believe the same to be true and correct.



Solemnly Affirmed at Pune )

Dated 06<sup>th</sup> day of December, 2024 )

Before me,

Interpreted and Explained by me,

*Rohit Gangawane*  
06/12/2024  
Advocate



**BEFORE ME**  
*A. Rashid D. Sayed*  
**A. RASHID D. SAYED**  
NOTARY STATE OF MAHARASHTRA  
PUNE.

**16 DEC 2024**

Noted & Registered  
At Sr. No. *A22544/2024*





महाराष्ट्र MAHARASHTRA

2023

CL 159954

2 APR 2024

अनु. क्र. 606 दि. मु. शु. क्र. 500

दस्तावा प्रकार सफ़ी मदी 500

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव रिजल्टी महावीर अशोकि 22 MAR 2024

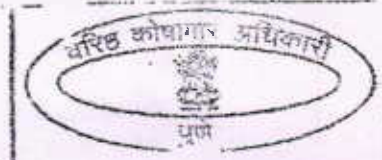
पत्ता वे. स. गा. इ. का. रा. पु. 41

दुसऱ्या पक्षकाराचे नांव मृ. ग. ग. ग. अ. पु. 41

हस्ते व्यक्तीचे नांव व पत्ता अशोकि महावीर अशोकि पु. 41

Li. अशोकि महावीर अशोकि पु. 41

मुद्रांक विकत घेणाऱ्याची सही  
ज्या करणाराची ज्वानी मुद्रांक खरेदी केला, त्यांनी त्याच करणाराची मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



प्रथम मुद्रांक लिपीक को. महावीर पुणे करिला



**SUPPLEMENTAL DEED OF PARTNERSHIP FOR CHANGE OF NAME OF REGENCY MAHAVIR ASSOCIATES**

THIS SUPPLEMENTAL DEED OF PARTNERSHIP is made and executed on Friday, the 29<sup>th</sup> Day of March, 2024 at Pune.

Handwritten signatures of the parties.

**BY AND BETWEEN**

1. Mantra Primespaces LLP, a Limited Liability Partnership registered under the LLP Act, 2008 having its registered office at T4-T5, Metropole Next to Inox, Bund Garden Road, Pune 411001 through its Designated Partner Mr. Ashish Satish Gupta hereinafter referred to as the "First Party", (which expression shall unless repugnant to the meaning or context thereof shall mean and include their permitted heir's, executors, administrators and assigns)

..... **First Party**

**AND**

2. Mantra Properties and Developers Private Limited a Private Company registered under the Companies Act, 2013 having its registered office at D 58/53 54 F F R, Rathyatra, Aurangabad (Varanasi), Varanasi, Uttar Pradesh, India, 221010 through its Director Mr. Rohit Ghanshyam Gupta hereinafter referred to as the "Second Party", (which expression shall unless repugnant to the meaning or context thereof shall mean and include their permitted heir's, executors, administrators and assigns)

..... **Second Party**

**WHEREAS** all the parties hereto being the parties of the First Part and Second Part, had been carrying on the business in partnership as Promoters, Builders, Contractors, Real Estate Agents etc. under the name and style as **M/S. REGENCY MAHAVIR ASSOCIATES** (hereafter the firm) and the same is evidenced by Deed of Partnership executed on 17<sup>th</sup> June, 2005.

**AND WHEREAS** party of the first part and second part has decided to change the name of the Partnership Firm from **Regency Mahavir Associates** to **Mantra Skyhomes**.

**AND WHEREAS** this supplemental deed shall be effective from the date of its execution.

**AND WHEREAS** all the terms and conditions of the partnership deed shall remain same unless and otherwise specifically states as below;

**NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSES AND RECORDS AS UNDER:**

1. This deed is supplemental to the Original deed of partnership dated on 17<sup>th</sup> June, 2005 and Amended on 01<sup>st</sup> March, 2022 made between the said parties.
2. All the terms and conditions as agreed and accepted in Original Deed of Partnership dated on 17<sup>th</sup> June, 2005 and Amended on 01<sup>st</sup> March, 2022 shall remain same and unaffected unless and otherwise agreed and decided except the terms and conditions as agreed in this Supplemental Deed of Partnership.

**3. Name:**


The Name clause of the original deed dated 17<sup>th</sup> June, 2005 and Amended deed dated 01<sup>st</sup> March, 2022 shall be substituted as follows:

1. The name of the partnership shall be **M/s. MANTRA SKYHOMES** and the partnership business shall be carried under this name upon execution of this deed.



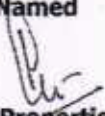
**IN WITNESSETH WHEREOF** the parties to the above presents have hereunto set and subscribed their respective signatures and seals on the day, month and year first hereinabove written.

**Signed Sealed and Delivered by the Within Named**

  
**Mantra Primespaces LLP  
Mr. Ashish Satish Gupta  
(Authorised Representative)**

Date: 5/4/24  
Place: Pune

**Signed Sealed and Delivered by the Within Named**

  
**Mantra Properties and Developers  
Private Limited through Mr. Rohit  
Gupta (Authorised Representative)**

Date: 5/4/24  
Place: Pune

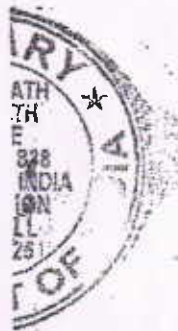
In the presence of:

1. Snehan Gaikwad


Signature S. Li.

2. Snehal Joshi

Signature SA Joshi



**BEFORE ME**

  
**JAGANNATH G. GHUGE  
NOTARY  
GOVERNMENT OF INDIA  
REG. NO. 838  
THROUGHOUT INDIA**

Noted & Registered at  
Sr.No. A3342/2024

**- 5 APR 2024**



**Form No. URC-1**

सत्यमेव जयते

Form language

 English  Hindi
**Application by a company for registration under section 366**

[Pursuant to rule 3(2) of the Companies (Authorised to Register) Rules, 2014 read with section 366 of the Companies Act, 2013]

Refer the instruction kit for filing the form

All fields marked in \* are mandatory

**Company Information**

1 \*Type of company

Part I Firm to Company

2(a) \*Type of existing entity

Partnership Firm

(b) \*LLPIN/ Registration Number

(c) \*Name of the existing entity

MANTRA SKYHOMES

(d) \*Address of the existing entity

(e) \*Email Id of the existing entity

taxation@mantraproperties.in

(f) \*Number of members in the existing entity as on the date of application

2

3(a) \*Name of the proposed company

MANTRA SKYHOMES PRIVATE LIMITED

(b) \*Category of the proposed company

Company limited by shares

(c) \*Whether liability of the members of the company is limited by any Act of Parliament other than Companies Act

 Yes No

4(a) \*Date of instrument constituting the existing entity (DD/MM/YYYY)

17/06/2005

(b) *Description of the instrument	Initial Partnership Deed executed on 17/06/205 and thereafter amended on 01/03/2022 and thereafter 29/03/2024
5(a) Date of passing resolution for declaring the amount of guarantee	
(b) Particulars of guarantee taken up by each member	
6 Date of general meeting passing the resolution assenting to registration with limited liability	30/03/2024
7 *Particulars of passing special resolution and the place of general meeting	WITH THE CONSENT OF THE PARTNERS WIDE RESOLUTION PASSED FOR CONVERSION INTO PRIVATE COMPANY HAVING SHARE CAPITAL UNDER PART I (CHAPTER XXI) AND SECTION 366 TO 374 OF THE COMPANIES ACT 2013 AT PUNE - 411001
8 *Total amount of the property (whether movable or immovable including actionable claims)	335895851.55
9 *Whether any suit or legal proceeding taken by, or pending against the entity, or any public officer or member thereof	<input type="radio"/> Yes <input checked="" type="radio"/> No
If Yes, give brief details	
10(a) *Whether entity has any secured debt outstanding as on the date of application	<input type="radio"/> Yes <input checked="" type="radio"/> No
(b) Mention the total outstanding amount	
11(a) *Date of publication of advertisement in English language as per Rule 4 of Companies (Authorised to register) Rules, 2014	31/03/2024
(b) *Date of publication of advertisement in vernacular language as per Rule 4 of Companies (Authorised to register) Rules, 2014	31/03/2024
(c) *Any objection(s) has been received till date	<input type="radio"/> Yes <input checked="" type="radio"/> No
<b>Attachments</b>	
(1) *Particulars of members/partners along with the details of shares held by them;	1. Particulars of members or partners.pdf
(2) *Affidavit from all the members/partners for dissolution of the entity;	4. Affidavit all the partners_Rule 3(4).pdf
(3) *Copy of the instrument constituting or regulating the entity;	7. Partnership_deed.pdf
(4) Copy of certificate of registration of the entity, if any;	MAX 2MB
(5) *Copy of Newspaper advertisement	9. Notice of Adv publish.pdf
(6) *Resolution of unregistered companies in case of Chapter XXI (Part I) companies	Resolution for conversion.pdf
(7) Intimation from the concerned Registrar of Firms or Registrar of Companies (LLP)	5. NOC ROF.pdf
(8) NOC from secured creditors along with charge holder, if applicable;	MAX 2MB

(9) Statement of accounts of the existing entity, prepared not later than 15 days preceding the date of application duly certified by auditor; if applicable

8. Statement of Accounts.pdf

(10) Copy of the resolution declaring the amount of guarantee

MAX 2MB

(11) \*A copy of latest Income Tax Return of the firm

6. IT Return.pdf

(12) Copy of objection(s) received from companies along with details of resolution(s) provided, if applicable

MAX 2MB

(13) Optional attachment(s) - if any

Supplemental Deed\_Mantra Skyhomes.pdf  
10. Statement of proceedings.pdf  
5. NOC for Creditors.pdf  
0. Consent of Partners.pdf  
2. Directors declaration docs.pdf

**Declaration**

I\* ROHIT GHANSHYAM GUPTA, a person named in the articles as a director declares that all the requirements of the Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I am authorized by other promoters subscribing to the Memorandum of Association and Articles of Association and the first directors to give this declaration and to sign and submit this Form. It is further declared and verified that:

1 Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association.

2 All the required attachments have been completely and legibly attached to this form.

3 I\* ROHIT GHANSHYAM GUPTA, on behalf of majority of directors hereby declare that the list of members and directors and any other particulars relating to the company is correct and nothing relevant to this form has been suppressed.

4 I, on behalf of all the first director(s) named in the Articles of Association of the proposed company hereby confirm that compliance with the requirements of the Indian Stamp Act, 1899 (2 of 1899) as applicable would be done.

5 I hereby declare that the list of members and directors and any other particulars relating to the conversion of the company under this Part of the Act which are required to be delivered to the Registrar (either in the form or attachments) have been duly verified by me in the capacity of a proposed director as per Rule 3(5) of Companies (Authorised to Register) Rules.

**To be digitally signed by:**

\*Designation

Director

\*DIN/ DPIN or PAN of the director

\*\*\*\*\*g9

**Certificate by Practicing Professional**

\*I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of the Companies Act, 2013 and Rules thereunder relevant to this form and I have verified the above particulars (including attachment(s)) from the original records maintained by the Company/applicant which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed.

**I further certify that:**

i The said records have been properly prepared, signed by the required officers of the Company and maintained as per the relevant provisions of the Companies Act, 2013 and were found to be in order;

ii All the required attachments have been completely and legibly attached to this form.

iii I further certify that the Company / applicant is fully compliant of the provisions of the Indian Stamp Act, 1899 and no non-compliance has been observed

**\*To be digitally signed by:**

- Chartered accountant (in whole-time practice) or  
 Cost accountant (in whole-time practice) or  
 Company secretary (in whole-time practice)

**\*Whether associate or fellow:**

- Associate       Fellow

**\*Membership number**

\*\*\*\*\*

Certificate of practice number

10900

**Note: Attention is drawn to provisions of Section 448 and Section 449 which provide for punishment for false statement / certificate and punishment for false evidence respectively.**

**For office use only:**

eForm Service request number (SRN)

1-13484496913

eForm filing date (dd/mm/yyyy)

27/04/2024

**Digital signature of the authorizing officer**

This eForm is hereby registered

DSC BOX

Date of signing (DD/MM/YYYY)



59

**GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

**Certificate of Incorporation**

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that MANTRA SKYHOMES PRIVATE LIMITED is incorporated on this THIRTY day of APRIL TWO THOUSAND TWENTY FOUR under the Companies Act, 2013 (18 of 2013) and that the company is Company limited by shares

The Corporate Identity Number of the company is **U41001PN2024PTC230569**

The Permanent Account Number (PAN) of the company is **AASCM0689C\***

The Tax Deduction and Collection Account Number (TAN) of the company is **PNEM41332E\***

Given under my hand at Manesar this THIRTY day of APRIL TWO THOUSAND TWENTY FOUR

**Signature Not Verified**

Digitally signed by  
DS MINISTRY OF CORPORATE  
AFFAIRS, CRC MANESAR 1  
Date: 2024.04.30 15:10:10 IST

**Pankaj Srivastava**

**Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies**

**For and on behalf of the Jurisdictional Registrar of Companies**

**Registrar of Companies**

**Central Registration Centre**

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [mca.gov.in](http://mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

**MANTRA SKYHOMES PRIVATE LIMITED**

**OFFICE T4 T5 METROPOLE, BUILDING NEXT TO INOX CTS, Pune, Pune City, Pune- 411001, Maharashtra**

\*as issued by Income tax Department





**BEFORE THE NATIONAL GREEN TRIBUNAL WESTERN  
ZONE BENCH, PUNE**

**APPEAL NO. 91/2024 WZ**

**TANAJI B. GABHIRE**

**... Appellant/Applicant**

**VERSUS**

**UNION OF INDIA & ORS.**

**... Respondents**



4. At the outset, I state that by Supplemental Deed of partnership for change of name of M/s Regency Mahavir Associates dated 29/03/2024 executed between Mantra Prime Space LLP, limited liability partnership registered under the LLP ACT, 2008 and Mantra Properties and Developers Pvt. Ltd., a private Company registered under the Companies Act, 2013 the name of M/s Regency Mahavir Associates, the present Respondent No.4 has been changed to Mantra Skyhomes Private Limited. **The copy of the said Supplemental Deed of partnership is appended hereto as Exhibit 'A'.**

5. I state that the Appellant has filed the present appeal challenging the Environmental Clearance (EC) dated 07/02/2024 bearing No. EC24B039MH196712 granted to present Respondent No. 4 for its proposed residential and commercial project at Survey No. 45/3(P), 45/4, 45/5, Mundhwa, Taluka Haveli, Pune.

6. I state that, at the outset, I categorically deny all the allegation/s made in the appeal being malicious, slanderous and being without any iota or documentary evidence in support thereof.



7. I state that, in order to bring more transparency and accountability in the environment clearance process, Ministry of Environment, Forest and Climate Change, Government of India has rolled out a portal named as "Online Submission and Monitoring of Environmental Clearances" (OSMEC). The OSMEC is a web based, role based, G2B and G2G workflow application that are developed for online submission and monitoring of the proposals (Category-B) submitted by the proponent for seeking environment clearances. It automates the entire tracking of proposals which includes online submissions of a new proposal, editing/updating the details of proposals and displays status of the proposals at each stage of the workflow.

8. It is respectfully state that the Application filing, Application review, Application processing and Application tracking is entirely shifted to online/electronic mode through the Government of India, Ministry of Environment, Forests & Climate Change (MOEFCC)'s PARIVESH (Pro- Active and Responsive Facilitation by Interactive and Virtuous Environment Single-Window Hub Portal). It is respectfully submitted that the MOEFCC has also published a User Manual titled "ONLINE SUBMISSION AND MONITORING OF ENVIRONMENTAL CLEARANCES (OSMEC)" in the year



2015 (available for free download on [https://environmentclearance.nic.in/writereaddata/user\\_manual\\_b.pdf](https://environmentclearance.nic.in/writereaddata/user_manual_b.pdf)) wherein step-by-step guidance is provided in respect of filing of the application for EC on PARIVESH Portal and the next steps to be undertaken by respective stakeholders, namely - the SEIAA and the State Environment Appraisal Committee (SEAC) for processing the application and eventually granting or rejecting the EC for the project.



9. This workflow from filing of the Application for the EC by the PP to eventually recording and uploading the minutes of its meetings and recommendations/decision, entirely and exclusively conducted over the PARIVESH portal has been explained in detail at Page No. 6 and illustrated by way of a flow-chart at Page No. 29 in the OSMEC User Manual Version 1.0 (V 1.0). **The Copies of Page No. 6 and Page No. 29 of the OSMEC User Manual V 1.0 is appended hereto as Exhibit 'B' & 'C' respectively.**

10. Perusal of the workflow explained at Para 1.5 on Page No. 6 of the OSMEC User Manual V 1.0 clearly reveals the following:

*“When SEIAA send the acceptance letter to PP, proposal details are forwarded automatically to SEAC for further processing. When SEAC*

65

*uploads recommendations on the portal, proposal details are forwarded automatically to SEIAA for further processing. SEIAA will again login into the portal and will conduct SEIAA meeting and then will upload agenda, minutes of the meeting and recommendations/decision on the portal.*

*When, SEAC uploads recommendations on the portal, proposal details are forwarded automatically to SEIAA for further processing. SEIAA will again login into portal and will conduct SEIAA meeting and then will upload agenda, minutes of the meeting and recommendations/decision on the portal. Automatic mailer notifications will be triggered for each and every transaction committed in the OSMEC System.*

*The status of proposal will be updated at each transaction and the same would be reflected automatically in the reports available in public domain."*

11. The workflow illustrated at Para 8.0 on Page No. 29 of the OSMEC

User Manual V 1.0 clearly depicts that the Minutes of the SEAC meeting are required to be uploaded on the portal and if recommended, e-mail intimating SEAC recommendation is automatically generated and sent simultaneously to the PP as well as to the SEIAA.



12. Subsequently, the SEIAA is required to review the decision taken by the SEAC and if SEAC too recommends the proposal (either with or without some changes) it will upload the minutes of its meeting in which it made the decision to recommend the grant with or without the changes or reject the proposal. On this uploading by the SEIAA of the minutes of its meeting, an e-mail will be automatically generated by the PARIVESH portal and sent to the PP.



13. It is thus pertinent to note that no further process has been stated in the workflow discussed at Para 1.5 or illustrated at Para 8 after the uploading of the minutes its meeting by the SEIAA and simultaneous generation of e-mail to the PP conveying its decision to either grant the EC or reject the application.

14. From the above stated discussion on the workflow on the PARIVESH portal in relation to an application filed by the PP, the entire process of acceptance (grant) or rejection of the EC to the Application filed by the PP on the Portal comes to a closure on the uploading of the minutes of its meeting by the SEIAA regarding its decision to either grant or reject the EC to the Application and simultaneous generation of the email from the SEIAA to the PP.

15. It is respectfully submitted that the entire process of grant of EC being conducted and tracked online on the PARIVESH portal, it concludes automatically as soon as the SEIAA uploads the minutes of its meeting in which the final decision on the PP's application was taken and an e-mail gets generated simultaneously with the upload of the minutes. In the instant case, it has been admitted by the Appellant in the impugned appeal itself (at Paras 4.6, 4.7 and 4.8) that:



i. The PP (Respondent No. 4) applied for the EC on the PARIVESH Portal on 23.10.2023 (Para 4.6);

ii. The SEAC - III considered Resp. No. 4's proposal for appraisal in its 186<sup>th</sup> meeting and recommended it for grant of the EC (Para 4.7); and

iii. The SEIAA then decided unanimously to grant the EC to Resp. No.4's proposal/application in its 273<sup>rd</sup> meeting held on 03.01.2024 and uploaded the minutes of this meeting thereafter.

16. Thus, Appellant has not disputed that the entire process/workflow of the impugned application filed by the Respondent No. 4 was completed by 03.01.2024. In fact, he has very much admitted to the same in above cited paras of the impugned Appeal. It is therefore respectfully submitted that when the entire application processing

leading up to the grant of the EC has been recorded on the PARIVESH portal itself, and this reveals that the SEIAA meeting in which the decision to grant the EC was made before the expiry of SEIAA's term, it would be bad in law and stating utter falsehood if one is to allege that SEIAA granted the EC to Resp. No. 4's project after expiry of its term. It is thus evident that the EC was granted on 03.01.2024 itself and therefore it is respectfully submitted that entire process was done much before 10.01.2024 and decision to grant the EC was made much before the expiry of the term of SEIAA.



17.If one peruses the minutes of the 186<sup>th</sup> meeting of the SEAC - III held on 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> November, 2024 and the minutes of the SEIAA held on 03<sup>rd</sup> January, 2024. **The copy of the said minutes of the meetings are appended hereto as Exhibit 'D' and 'E'**. It is evident that Appellant has filed the impugned Appeal with malice and mischief directed at all the Respondents impleaded in the Appeal and more particularly against Respondent No. 3 (Secretary - SEIAA) and Respondent No. 4. There is neither an iota of evidence to suggest that the EC granted to Resp. No. 4 is without application of mind by the SEIAA nor any fact or details provided therein to indicate that Resp. No. 3 and Resp. No. 4 colluded. There are other independent and

responsible Maharashtra State Government officials who were members of either the SEAC - III or the SEIAA when deliberations were undertaken in the 186<sup>th</sup> and 273<sup>rd</sup> meeting respectively in which the Application of Resp. No. 4 was considered and EC granted to the same. It is obvious that the Appellant has instituted the impugned appeal to extract some quid pro quo or with some malice directed at Resp. No. 3 and 4. Once the respective Committees have uploaded their minutes which are self-explanatory and provide detailed reasoning and evidence of application of mind, alleging fraud in the process of granting of the EC is nothing but malicious.



18. It is respectfully submitted that if the Appellant had a genuine reason to pursue matter, he has his remedies available under the Environment Protection Act or under other provisions of the law such as Registration of complaints against any particular project on the PARIVESH Portal itself. The MOEFCC's office memorandum dated 28<sup>th</sup> April, 2021 issued under F. No. 22-37/2018 - IA wherein complaint mechanism has been instituted on the said portal could have been made use of by the Appellant if he was genuinely concerned about any adverse impact to the environment by grant of EC to the project of Respondent No. 4. **The copy of the said Office**

Memorandum is appended hereto Exhibit 'F'. Through the complaint mechanism, Appellant could have apprised the relevant authorities (the SEAC-III or the SEIAA) of his apprehensions of misdeeds, if any, of any concerned parties. But on generalized averments, which are nothing but mere allegations at this stage, this Hon'ble Tribunal cannot become a forum to investigate the alleged acts of misdeeds against high constitutional authorities. It is respectfully submitted that in the circumstances, it would not be proper for this Hon'ble Tribunal to entertain the impugned Appeal, which is based on mere allegations and half-baked truth that too at the hands of a person who has not been able to fully satisfy his credentials and has come to the Tribunal with unclean hands.

19.I state that the present Respondent has invested crores of Rupees in the project. The development work of the said Project is in progress. There is no default whatsoever on the part of the PP while applying the Environmental Clearance. The PP has submitted all the requisite documents and necessary information along with the Application based on which the Committee has rightly approved the project and issued the Environmental Clearance. Severe prejudice would be caused to the PP, if any action detrimental to the rights of the PP are



taken. On the contrary, no prejudice whatsoever would be caused to the Appellant if the Appeal is dismissed in limine.



20.I state that it is absolutely false, baseless to state that PP has submitted a false, baseless and misleading information to SEIAA while obtaining Environmental Clearance and therefore PP is guilty of "Suppressio Veri Suggestio Falsi", as alleged.

21.I state that it is absolutely false, baseless to state that PP has submitted a false, defective and misleading application for EC before SEIAA and there is no compliance to the conditions imposed by SEAC and SEIAA, as alleged.

22.It is further respectfully submitted that for this Hon'ble Tribunal to take cognizance of the matter on the generalized submissions made by the Appellant in the impugned Appeal which do not even make prima facie satisfaction of the Tribunal, is nothing but an abuse of the process of this Hon'ble Tribunal. The nondisclosure of evidence by the Appellant in support of his allegation discredits the impugned Appeal. Admitting such a frivolous appeal would be nothing but an abuse of the due process of law. Hence, the delay in filing the appeal

A handwritten signature in blue ink, appearing to be "M. S. P.", located at the bottom left of the page.

is not liable to be condoned and the Appeal is resultantly liable to be dismissed in- limine.

23.The present appeal of the Appellant is based on very hyper technical approach and cannot be sustained in the eyes of law as no other ground on merit is raised by the Appellant.

24.I state that, the Appellant has not made out any case and hence appeal filed by the Appellant is not maintainable. Thus, considering the above facts and circumstances the present Appeal being without any substance and devoid of any merits is liable to be dismissed with heavy cost.

PUNE

DATED : 06/12/2024

*Rohit Gangawane*

(ROHIT S. GANGAWANE)  
Advocate for the Respondent No.4

*[Handwritten signature]*



**: VERIFICATION :**

I, Mr. Ashish Satish Gupta, Age: 42 years, Occupation: Business, the Respondent No.4 above named do hereby state on solemn affirmation that whatever stated in the paragraph Nos.1 to 24 are based on facts and legal submissions, which I believe the same to be true and correct.

Solemnly Affirmed at Pune )

Dated this 06<sup>th</sup> day of December, 2024 ) Before me,

Interpreted and Explained by me,

*Rohit Sengawane*  
*06/12/2024*

Advocate

**BEFORE ME**  
*A. Rashid D. Sayed*  
**A. RASHID D. SAYED**  
NOTARY, STATE OF MAHARASHTRA  
PUNE.



**6 DEC 2024**

**Noted & Registered**  
At Sr. No.: *A22545/2024*





महाराष्ट्र MAHARASHTRA

© 2023 ©

CL 159954

अनु. क्र. 606 दि. 2 APR 2024 मु. शु. रकम 500

दस्तावा प्रकार सप्लीमेंट्री डेड

दस्त नोंदणी करणार आहेत का? होय/नाही

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव रिजलसी महावीर अशोकि

पत्ता 22 MAR 2024

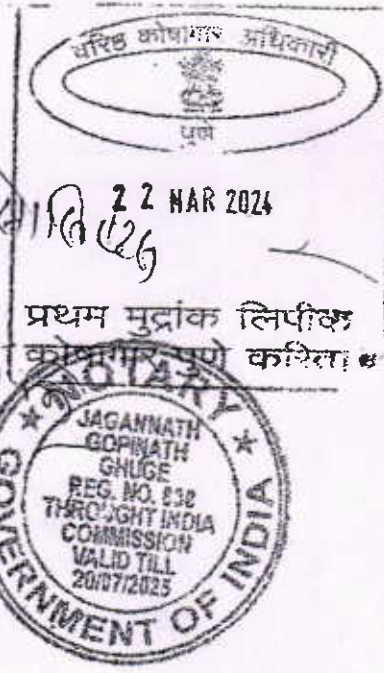
दुसऱ्या पक्षकाराचे नांव श्री. राजेश महावीर अशोकि

हस्ते ध्यक्तीचे नांव व पत्ता श्री. राजेश महावीर अशोकि

मुद्रांक विकत घेणाऱ्याची सही

किरण देविराम लडकत  
परवाना क्र. 2209224  
339, लामनगर फे. पुणे-44

ज्या करारासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच करारासाठी मुद्रांक खरेदी केल्याबाबत 6 महिन्यात दाखल घेवण्यात येईल.



**SUPPLEMENTAL DEED OF PARTNERSHIP FOR CHANGE OF NAME**  
**OF**  
**REGENCY MAHAVIR ASSOCIATES**

**THIS SUPPLEMENTAL DEED OF PARTNERSHIP** is made and executed on Friday, the 29<sup>th</sup> Day of March, 2024 at Pune.

**BY AND BETWEEN**

1. Mantra Primespaces LLP, a Limited Liability Partnership registered under the LLP Act, 2008 having its registered office at T4-T5, Metropole Next to Inox, Bund Garden Road, Pune 411001 through its Designated Partner Mr. Ashish Satish Gupta hereinafter referred to as the "First Party", (which expression shall unless repugnant to the meaning or context thereof shall mean and include their permitted heir's, executors, administrators and assigns)

..... First Party

**AND**



2. Mantra Properties and Developers Private Limited a Private Company registered under the Companies Act, 2013 having its registered office at D 58/53 54 F F R, Rathyatra, Aurangabad (Varanasi), Varanasi, Uttar Pradesh, India, 221010 through its Director Mr. Rohit Ghanshyam Gupta hereinafter referred to as the "Second Party", (which expression shall unless repugnant to the meaning or context thereof shall mean and include their permitted heir's, executors, administrators and assigns)

..... Second Party

**WHEREAS** all the parties hereto being the parties of the First Part and Second Part, had been carrying on the business in partnership as Promoters, Builders, Contractors, Real Estate Agents etc. under the name and style as **M/S. REGENCY MAHAVIR ASSOCIATES** (hereafter the firm) and the same is evidenced by Deed of Partnership executed on 17<sup>th</sup> June, 2005.

**AND WHEREAS** party of the first part and second part has decided to change the name of the Partnership Firm from **Regency Mahavir Associates** to **Mantra Skyhomes**.

**AND WHEREAS** this supplemental deed shall be effective from the date of its execution.

**AND WHEREAS** all the terms and conditions of the partnership deed shall remain same unless and otherwise specifically states as below;

**NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSES AND RECORDS AS UNDER:**

1. This deed is supplemental to the Original deed of partnership dated on 17<sup>th</sup> June, 2005 and Amended on 01<sup>st</sup> March, 2022 made between the said parties.
2. All the terms and conditions as agreed and accepted in Original Deed of Partnership dated on 17<sup>th</sup> June, 2005 and Amended on 01<sup>st</sup> March, 2022 shall remain same and unaffected unless and otherwise agreed and decided except the terms and conditions as agreed in this Supplemental Deed of Partnership.

**3. Name:**

The Name clause of the original deed dated 17<sup>th</sup> June, 2005 and Amended deed dated 01<sup>st</sup> March, 2022 shall be substituted as follows:


1. The name of the partnership shall be **M/s. MANTRA SKYHOMES** and the partnership business shall be carried under this name upon execution of this deed.

**IN WITNESSETH WHEREOF** the parties to the above presents have hereunto set and subscribed their respective signatures and seals on the day, month and year first hereinabove written.

Signed Sealed and Delivered by the Within Named

Signed Sealed and Delivered by the Within Named

  
Mantra Primespaces LLP  
Mr. Ashish Satish Gupta  
(Authorised Representative)

  
Mantra Properties and Developers  
Private Limited through Mr. Rohit  
Gupta (Authorised Representative)

Date: 5/4/24  
Place: Pune

Date: 5/4/24  
Place: Pune

In the presence of:

1. Shekhar Gaikwad

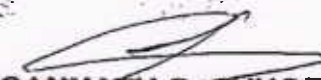
Signature S. Li.

2. Snehal Joshi

Signature SA Joshi

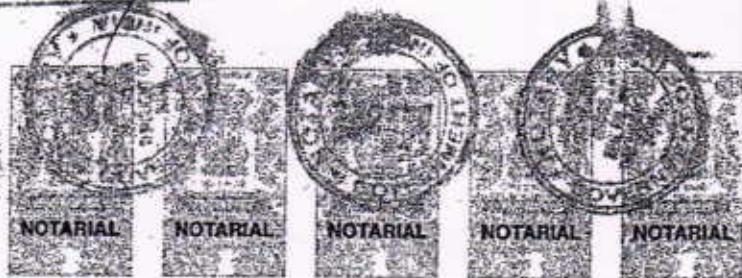


**BEFORE ME**

  
**JAGANNATH G. GHUGE**  
NOTARY  
GOVERNMENT OF INDIA  
REG. NO. 838  
THROUGHOUT INDIA

Noted & Registered at  
Sr.No. A3342/2024

- 5 APR 2024



**Form No. URC-1**

Form language

 English  Hindi

**Application by a company for registration  
under section 366**

[Pursuant to rule 3(2) of the Companies (Authorised to Register)  
Rules, 2014 read with section 366 of the  
Companies Act, 2013]

Refer the instruction kit for filing the form

All fields marked in \* are mandatory

**Company Information**

1 \*Type of company

Part I Firm to Company

2(a) \*Type of existing entity

Partnership Firm

(b) \*LLPIN/ Registration Number

(c) \*Name of the existing entity

MANTRA SKYHOMES

(d) \*Address of the existing entity

(e) \*Email Id of the existing entity

taxation@mantraproperties.in

(f) \*Number of members in the existing entity as on the date of application

2

3(a) \*Name of the proposed company

MANTRA SKYHOMES PRIVATE LIMITED

(b) \*Category of the proposed company

Company limited by shares

(c) \*Whether liability of the members of the company is limited by any Act of  
Parliament other than Companies Act

Yes  No

4(a) \*Date of instrument constituting the existing entity (DD/MM/YYYY)

17/06/2005

(b) *Description of the instrument	Initial Partnership Deed executed on 17/06/205 and thereafter amended on 01/03/2022 and thereafter 29/03/2024
5(a) Date of passing resolution for declaring the amount of guarantee	
(b) Particulars of guarantee taken up by each member	
6 Date of general meeting passing the resolution assenting to registration with limited liability	30/03/2024
7 *Particulars of passing special resolution and the place of general meeting	WITH THE CONSENT OF THE PARTNERS WIDE RESOLUTION PASSED FOR CONVERSION INTO PRIVATE COMPANY HAVING SHARE CAPITAL UNDER PART I (CHAPTER XXI) AND SECTION 366 TO 374 OF THE COMPANIES ACT 2013 AT PUNE - 411001
8 *Total amount of the property (whether movable or immovable including actionable claims)	335895851.55
9 *Whether any suit or legal proceeding taken by, or pending against the entity, or any public officer or member thereof	<input type="radio"/> Yes <input checked="" type="radio"/> No
If Yes, give brief details	
10(a) *Whether entity has any secured debt outstanding as on the date of application	<input type="radio"/> Yes <input checked="" type="radio"/> No
(b) Mention the total outstanding amount	
11(a) *Date of publication of advertisement in English language as per Rule 4 of Companies (Authorised to register) Rules, 2014	31/03/2024
(b) *Date of publication of advertisement in vernacular language as per Rule 4 of Companies (Authorised to register) Rules, 2014	31/03/2024
(c) *Any objection(s) has been received till date	<input type="radio"/> Yes <input checked="" type="radio"/> No
<b>Attachments</b>	
(1) *Particulars of members/partners along with the details of shares held by them;	1. Particulars of members or partners.pdf
(2) *Affidavit from all the members/partners for dissolution of the entity;	4. Affidavit all the partners_Rule 3(4).pdf
(3) *Copy of the instrument constituting or regulating the entity;	7. Partnership_deed.pdf
(4) Copy of certificate of registration of the entity, if any;	MAX 2MB
(5) *Copy of Newspaper advertisement	9. Notice of Adv publish.pdf
(6) *Resolution of unregistered companies in case of Chapter XXI (Part I) companies	Resolution for conversion.pdf
(7) Intimation from the concerned Registrar of Firms or Registrar of Companies (LLP)	5. NOC ROF.pdf
(8) NOC from secured creditors along with charge holder, if applicable;	MAX 2MB

(9) Statement of accounts of the existing entity, prepared not later than 15 days preceding the date of application duly certified by auditor; if applicable

8. Statement of Accounts.pdf

(10) Copy of the resolution declaring the amount of guarantee

MAX 2MB

(11) \*A copy of latest Income Tax Return of the firm

6. IT Return.pdf

(12) Copy of objection(s) received from companies along with details of resolution(s) provided, if applicable

MAX 2MB

(13) Optional attachment(s) - if any

Supplemental Deed\_Mantra Skyhomes.pdf  
10. Statement of proceedings.pdf  
5. NOC for Creditors.pdf  
0. Consent of Partners.pdf  
2. Directors declaration docs.pdf

**Declaration**

I\* ROHIT GHANSHYAM GUPTA, a person named in the articles as a director declares that all the requirements of the Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I am authorized by other promoters subscribing to the Memorandum of Association and Articles of Association and the first directors to give this declaration and to sign and submit this Form. It is further declared and verified that:

1 Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association.

2 All the required attachments have been completely and legibly attached to this form.

3 I\* ROHIT GHANSHYAM GUPTA, on behalf of majority of directors hereby declare that the list of members and directors and any other particulars relating to the company is correct and nothing relevant to this form has been suppressed.

4 I, on behalf of all the first director(s) named in the Articles of Association of the proposed company hereby confirm that compliance with the requirements of the Indian Stamp Act, 1899 (2 of 1899) as applicable would be done.

5 I hereby declare that the list of members and directors and any other particulars relating to the conversion of the company under this Part of the Act which are required to be delivered to the Registrar (either in the form or attachments) have been duly verified by me in the capacity of a proposed director as per Rule 3(5) of Companies (Authorised to Register) Rules.

**To be digitally signed by:**

\*Designation

Director

\*DIN/ DPIN or PAN of the director

\*\*\*\*\*89

**Certificate by Practicing Professional**

\*I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of the Companies Act, 2013 and Rules thereunder relevant to this form and I have verified the above particulars (including attachment(s)) from the original records maintained by the Company/applicant which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed.

I further certify that:

i The said records have been properly prepared, signed by the required officers of the Company and maintained as per the relevant provisions of the Companies Act, 2013 and were found to be in order;

ii All the required attachments have been completely and legibly attached to this form.

iii I further certify that the Company / applicant is fully compliant of the provisions of the Indian Stamp Act, 1899 and no non-compliance has been observed

\*To be digitally signed by:

- Chartered accountant (in whole-time practice) or  
 Cost accountant (in whole-time practice) or  
 Company secretary (in whole-time practice)

\*Whether associate or fellow:

- Associate       Fellow

\*Membership number

\*\*\*\*\*

Certificate of practice number

10900

**Note: Attention is drawn to provisions of Section 448 and Section 449 which provide for punishment for false statement / certificate and punishment for false evidence respectively.**

*For office use only:*

eForm Service request number (SRN)

1-13484496913

eForm filing date (dd/mm/yyyy)

27/04/2024

**Digital signature of the authorizing officer**

This eForm is hereby registered

DSC BOX

Date of signing (DD/MM/YYYY)



सत्यमेव जयते

82

**GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

**Certificate of Incorporation**

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that MANTRA SKYHOMES PRIVATE LIMITED is incorporated on this THIRTY day of APRIL TWO THOUSAND TWENTY FOUR under the Companies Act, 2013 (18 of 2013) and that the company is Company limited by shares

The Corporate Identity Number of the company is **U41001PN2024PTC230569**

The Permanent Account Number (PAN) of the company is **AASCM0689C\***

The Tax Deduction and Collection Account Number (TAN) of the company is **PNEM41332E\***

Given under my hand at Manesar this THIRTY day of APRIL TWO THOUSAND TWENTY FOUR

**Signature Not Verified**

Digitally signed by  
DS MINISTRY OF CORPORATE  
AFFAIRS, CRC MANESAR 1  
Date: 2024.04.30 15:10:10 IST

**Pankaj Srivastava**

**Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies**

**For and on behalf of the Jurisdictional Registrar of Companies**

**Registrar of Companies**

**Central Registration Centre**

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [mca.gov.in](http://mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

**MANTRA SKYHOMES PRIVATE LIMITED**

**OFFICE T4 T5 METROPOLE, BUILDING NEXT TO INOX CTS, Pune, Pune City, Pune- 411001, Maharashtra**

\*as issued by Income tax Department



## **1.5 WORK FLOW**

**Project Proponent (PP)** can register to get the login credentials from <http://environmentclearance.nic.in>. Thereafter, project details can be submitted along with all required documents [Form-1 etc.]. When PP submits all these details, an acknowledgement letter would be sent (by System) automatically to registered email-id of PP. Acknowledgement letter may contain some information including unique proposal number. PP may refer this unique proposal number for future reference.

**SEIAA logs-in to the portal** and scrutinizes the proposal (within 5 working days) and sends an acceptance letter to PP (after assigning SEIAA file number), if all relevant documents are uploaded properly by PP. If any document is missing or any other information is needed, SEIAA may ask PP to upload those missing information. Timeline will start only, when SEIAA accepts the proposal.

When, SEIAA sends the acceptance letter to PP, proposal details are forwarded automatically to SEAC for further processing.

SEAC can view the proposal after logging into portal and can take print out (if needed) of the entire details and then process it. After that, he/she uploads the agenda, minutes of the meeting and recommendations on the portal.

When, SEAC uploads recommendations on the portal, proposal details are forwarded automatically to SEIAA for further processing.

SEIAA will again login into portal and will conduct SEIAA meeting and then will upload agenda, minutes of the meeting and recommendations/decision on the portal.

Automatic mailer notifications will be triggered for each and every transaction committed in the OSMEC System.

The status of proposal will be updated at each transaction and the same would be reflected automatically in the reports available in public domain.



15.	SIA/MH/INFRA2/449370/2023	Environmental Clearance for Proposed Residential and Commercial development on Sr.No: 45/3(P), 45/4, 45/5, Mundhwa, Tal: Haveli, Pune. By M/s. Regency Mahavir Associates.
-----	---------------------------	--

Representative of PP was present during the meeting along with environmental consultant M/s. Sneha Hi-Tech Products.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 40,600.00 m<sup>2</sup>, FSI area of 1,82,147.20 m<sup>2</sup>, Non FSI area of 1,36,610 m<sup>2</sup> and total BUA of 3,18,757.20 m<sup>2</sup>.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/449370/2023			
2.	Name of Project	Proposed Residential and Commercial development on Sr. No: 45/3(P), 45/4, 45/5, Mundhwa, Tal: Haveli, Pune. By M/s. Regency Mahavir Associates.			
3.	Project category	8(b)B1 Building & construction projects			
4.	Type of Institution	Private			
5.	Project Proponent	Name	Mr. Sailesh Agarwal		
		Regd. Office address	T4/T5, 3rd floor, Metropole Building, Next to INOX Theatre, Bund Garden Road, Camp – 411001, Pune.		
		Contact number	+91 9922008888		
		e-mail	ecregencymahavir@gmail.com		
6.	Consultant	Sneha Hi-Tech Products			
7.	Applied for	Fresh EIA			
8.	Details of previous EC	NA			
9.	Location of the project	Sr. No: 45/3(P), 45/4, 45/5, Mundhwa, Tal: Haveli, Pune			
10.	Latitude and Longitude	18°31'27.21" N, 73°55'47.80" E			
11.	Total Plot Area (m <sup>2</sup> )	40,600.00			
12.	Deductions (m <sup>2</sup> )	13,573.15			
13.	Net Plot area (m <sup>2</sup> )	25,675.32			
14.	Proposed FSI area (m <sup>2</sup> )	1,82,147.20			
15.	Proposed Non-FSI area (m <sup>2</sup> )	1,36,610			
16.	Proposed TBUA (m <sup>2</sup> )	3,18,757.20			
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Under Process			
18.	Ground coverage (m <sup>2</sup> ) & %	16,969 Sq.m (41.79%)			
19.	Total Project Cost (Rs.)	Rs.686 cr.			
20.	CER as per MoEF& CC circular dated 01/05/2018.	-			
	Previous EC / Existing Building : NA	Proposed Configuration			Fresh project
		Building Name	Configuration	Height (m)	
		A	4B+ G/S + 2P +37 floors	135.8	
		B	4B+ G/S + 2P +37 floors	135.8	
		C	4B+ G/S + 2P +37 floors	135.8	
D	4B+ G/S + 2P +37 floors	151.5			

Member Secretary

Chairman

		E	4B+ G/S + 2P +37 floors	151.5
		COMM1	4B+ Gr+1 +4 Po +20 floors	106.00
		COMM 2	4B+ Gr+1 floor	9.00 m
		Inclusive Housing	2B+1 Gr+14 floors	44.95
		Club House	Gr+ 1 floor	9 m
22.	Total number of tenements	Residential: 592 + 108(MHADA)= 700 Commercials units: 58+ 20 = 78		
23	Total number of Population	Residential: 2,960 + (MHADA) 540 = 3,500 Commercial = 4,647 Total Population = 8,147		
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)
		Fresh Water	348	Fresh Water 348
		Recycled for landscape	22	Recycled for landscape 0
		Swimming Pool	10	Swimming Pool 10
		Flushing	209	Flushing 209
		Total	589	Total 567
		Wastewater generation	511	Wastewater generation 511
25.	Water Storage Capacity for Firefighting / UGT	Firefighting - Underground water tank: 1200 KL. Firefighting - Overhead water tank: 20 KL for each building.		
26.	Source of water	Pune Municipal Corporation.		
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 11.00 m. to 18.67 m. BGL. (14.83 M. Average) Rainy Season – 4.67 m. to 6.67 BGL. (5.67 M. Average) Winter Season – 7.84 m. to 12.67 m. BGL. (10.25 BGL Average)	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	No. of recharge pits: Total 11 Nos. (4 for Roof-Top & 7 for Surface Run-Off) • Size: a. For rooftop recharge pits - 1.25 m. X 1.25 m. X 1.50 m. (Or equivalent volume) with 45 m. Deep 6" Dia. Bore Well via 0.9 m. Dia. 1.0 m. Deep de-siltation. b. For surface recharge pits - 1.25 m. X 1.25 m. X 1.25 m. (Or equivalent volume) with 45 m. Deep 6" Dia. Bore Well via 0.9 m. Dia. 2.0 m. Deep de-siltation pit	
		Details of UGT tanks if any:	NA	
28.	Sewage and Wastewater	Sewage generation in KLD	511	
		STP technology:	MBBR	
		Capacity of STP KLD:	560	
	Solid Waste Management during Construction	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	30 kg/day	Will be handed over to authorized vendor
		Wet waste:	20 kg/day	Will be treated in OWC

	Phase	Construction waste	The maximum construction waste will be used within the site for leveling purposes and base course preparation of internal approach roads		
30.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	1,397	Handed over to authorize recycler for further handling & disposal purpose.	
		Wet waste:	1,515	Wet waste will be treated in onsite organic waste converter machine.	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	28.5	Handed over to authorized recyclers for further handling & disposal purpose.	
		STP Sludge (dry)	52.64	Will be used as manure	
31.	Green Belt Development	Total RG area (m <sup>2</sup> ):	Mandatory Open Space: 2,702.68 m <sup>2</sup>		
		Existing trees on plot:	65 nos.		
		Number of trees to be cut:	38 nos.		
		Number of trees to be retained:	27 nos.		
		No. of Proposed trees	338 nos.		
32.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	500 KVA		
		During Operation phase (Connected load):	22,968 KW		
		During Operation phase (Demand load):	10,445 KW		
		Transformer:	12 x 630 KVA, 4 x 1250 KVA, 1 x 380 KVA		
		DG set:	6 x 1250 KVA, 2 x 1010 KVA, 1 x 200 KVA		
	Fuel used:	HSD			
33.	Details of Energy saving	Solar Water Heating Systems Will Be Done for Bathrooms. Solar lights will be provided for common amenities like Street lighting & Garden lighting.			
34.	Environmental Management plan budget during Construction phase	Type	Details	Cost (Lakh)	
		Air Environment	Erosion control – dust suppression measures, barricading and topsoil preservation	36.00	
		Land	Labor Camp toilets & sanitation	28.17	
		Health and Safety	Labor Safety Equipment's and training	8.00	
		Health facility	Disinfection and Health Check-ups	1.20	
		Environment Management	Environment management cell	1.75	
		Environment Management	Environmental Monitoring	3.26	
35.	Environmental Management	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Sewage treatment	STP with MBBR	1,82,08,400	30,48,337

Member Secretary

Chairman

plan Budget during Operation phase		Technology			
	RWH	Recharge pits with bore well	12,50,000	55,000	
	Solid Waste	OWC	45,00,000	9,59,836	
	Green belt development	Development and Maintenance	51,12,000	12,93,000	
	Energy saving	Solar water heating system, solar streetlights	402,68,000	40,26,000	
	Lightening Arrestor			--	
	Environmental Monitoring	Environment Monitoring Plan		1.85	
	Disaster Management Plan	Lightening Arrestor	7,50,000	--	
36. Traffic Management	Type	Required as per DCR	Actual Provided	Parking area (m2)	
	4-Wheeler	2443	2443	12.5	
	2-Wheeler	5339	5339	2.5	
37.	Details of Court cases / litigations w.r.t. the project and project location if any.				NA

**Deliberations:**

PP stated that, the application is for Proposed Residential and Commercial development on Sr. No: 45/3(P), 45/4, 45/5, Mundhwa, Tal: Haveli, Pune. By M/s. Regency Mahavir Associates. PP has received AutoToR on 22.08.2023 and submitted EIA report accordingly. The proposed configuration is as below:

Building Name	Configuration	Height (m)
A	4B+ G/S + 2P +37 floors	135.8
B	4B+ G/S + 2P +37 floors	135.8
C	4B+ G/S + 2P +37 floors	135.8
D	4B+ G/S + 2P +37 floors	151.5
E	4B+ G/S + 2P +37 floors	151.5
COMM1	4B+ Gr+1 +4 Po +20 floors	106.00
COMM 2	4B+ Gr+1 floor	9.00 m
Inclusive Housing	2B+1 Gr+14 floors	44.95
Club House	Gr+ 1 floor	9 m

PP informed that project is located in N6 Zone of NDA. If the proposed building/structure is falling under N6 zone (6101 M – 20 KM) or N7 zone (Beyond 20 KM from ARP) then for buildings/structures with top elevation higher than 737 Meters AMSL, the aviation NOC is applicable. Since the top elevation of the building i.e., 711.7 m is less than 737 Meters AMSL, hence, Aviation NOC is not applicable.

PP clarified that the mandatory RG is provided on ground.

Member Secretary

Chairman

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(b) b1.

**During discussion following points emerged:**

1. PP to submit copy of IoD.
2. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
3. 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.

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

\*\*\*\*\*

Minutes of 273<sup>rd</sup> Day – 1 (Part B) meeting of SELAA held on 03<sup>rd</sup> January, 2024

**Item no. 17**

**Proposal No.:-** SIA/MH/INFRA2/449370/2023

**Type of Project:** EC

**Subject:** Environmental Clearance for Proposed Residential and Commercial development on Sr. No: 45/3(P), 45/4, 45/5, Mundhwa, Tal: Haveli, Pune. By M/s. Regency Mahavir Associates.

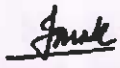
**Project Details-**

Representative of PP was present during the meeting along with environmental consultant M/s. Sneha Hi-Tech Products.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 40,600.00 m<sup>2</sup>, FSI area of 1,82,147.20 m<sup>2</sup>, Non FSI area of 1,36,610 m<sup>2</sup> and total BUA of 3,18,757.20 m<sup>2</sup>.

Brief information of the proposal is as below:

1. Proposal Number	SIA/MH/INFRA2/449370/2023			
2. Name of Project	Proposed Residential and Commercial development on Sr. No: 45/3(P), 45/4, 45/5, Mundhwa, Tal: Haveli, Pune. By M/s. Regency Mahavir Associates.			
3. Project category	8(b)B1 Building & construction projects			
4. Type of Institution	Private			
5. Project Proponent	Name	Mr. Sailesh Agarwal		
	Regd. Office address	T4/T5, 3rd floor, Metropole Building, Next to INOX Theatre, Bund Garden Road, Camp – 411001, Pune.		
	Contact number	+91 9922008888		
	e-mail	ecregencymahavir@gmail.com		
6. Consultant	Sneha Hi-Tech Products			
7. Applied for	Fresh EIA			
8. Details of previous EC	NA			
9. Location of the project	Sr. No: 45/3(P), 45/4, 45/5, Mundhwa, Tal: Haveli, Pune			
10. Latitude and Longitude	18°31'27.21" N, 73°55'47.80" E			
11. Total Plot Area (m <sup>2</sup> )	40,600.00			
12. Deductions (m <sup>2</sup> )	13,573.15			
13. Net Plot area (m <sup>2</sup> )	25,675.32			
14. Proposed FSI area (m <sup>2</sup> )	1,82,147.20			
15. Proposed Non-FSI area (m <sup>2</sup> )	1,36,610			
16. Proposed TBUA (m <sup>2</sup> )	3,18,757.20			
17. TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Under Process			
18. Ground coverage (m <sup>2</sup> ) & %	16,969 Sq.m (41.79%)			
19. Total Project Cost (Rs.)	Rs.686 cr.			
20. CER as per MoEF& CC circular dated 01/05/2018.	-			
Previous EC / Existing Building : NA	Proposed Configuration			Fresh project
	Building Name	Configuration	Height (m)	
	A	4B+ G/S + 2P +37 floors	135.8	
	B	4B+ G/S + 2P +37 floors	135.8	
	C	4B+ G/S + 2P +37 floors	135.8	
	D	4B+ G/S + 2P +37 floors	151.5	
E	4B+ G/S + 2P +37 floors	151.5		

  
Member Secretary

  
Chairman

Minutes of 273<sup>rd</sup> Day – 1 (Part B) meeting of SELAA held on 03<sup>rd</sup> January, 2024

		COMM1	4B+ Gr+1 +4 Po +20 floors	106.00
		COMM 2	4B+ Gr+1 floor	9.00 m
		Inclusive Housing	2B+1 Gr+14 floors	44.95
		Club House	Gr+ 1 floor	9 m
22.	Total number of tenements	Residential: 592 + 108(MHADA)= 700 Commercials units: 58+ 20 = 78		
23.	Total number of Population	Residential: 2,960 + (MHADA) 540 = 3,500 Commercial = 4,647 Total Population = 8,147		
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)
		Fresh Water	348	Fresh Water 348
		Recycled for landscape	22	Recycled for landscape 0
		Swimming Pool	10	Swimming Pool 10
		Flushing	209	Flushing 209
		Total	589	Total 567
		Wastewater generation	511	Wastewater generation 511
25.	Water Storage Capacity for Firefighting / UGT	Firefighting - Underground water tank: 1200 KL. Firefighting - Overhead water tank: 20 KL for each building.		
26.	Source of water	Pune Municipal Corporation.		
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 11.00 m. to 18.67 m. BGL. (14.83 M. Average) Rainy Season – 4.67 m. to 6.67 BGL. (5.67 M. Average) Winter Season – 7.84 m. to 12.67 m. BGL. (10.25 BGL Average)	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	No. of recharge pits: Total 11 Nos. (4 for Roof-Top & 7 for Surface Run-Off) • Size: a. For rooftop recharge pits - 1.25 m. X 1.25 m. X 1.50 m. (Or equivalent volume) with 45 m. Deep 6" Dia. Bore Well via 0.9 m. Dia. 1.0 m. Deep de-siltation. b. For surface recharge pits - 1.25 m. X 1.25 m. X 1.25 m. (Or equivalent volume) with 45 m. Deep 6" Dia. Bore Well via 0.9 m. Dia. 2.0 m. Deep de-siltation pit	
		Details of UGT tanks if any:	NA	
28.	Sewage and Wastewater	Sewage generation in KLD	511	
		STP technology:	MBBR	
		Capacity of STP KLD:	560	
	Solid Waste Management during Construction	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	30 kg/day	Will be handed over to authorized vendor
		Wet waste:	20 kg/day	Will be treated in OWC
	Phase	Construction waste	The maximum construction waste will be used within the site for leveling purposes and base course preparation of internal approach roads	
30.	Solid	Type	Quantity (kg/d)	Treatment / disposal

  
Member Secretary

  
Chairman

Minutes of 273<sup>rd</sup> Day – 1 (Part B) meeting of SEIAA held on 03<sup>rd</sup> January, 2024

Waste Management during Operation Phase	Dry waste:	1,397	Handed over to authorize recycler for further handling & disposal purpose.	
	Wet waste:	1,515	Wet waste will be treated in onsite organic waste converter machine.	
	Hazardous waste:	NA	NA	
	Biomedical waste	NA	NA	
	E-Waste	28.5	Handed over to authorized recyclers for further handling & disposal purpose.	
	STP Sludge (dry)	52.64	Will be used as manure	
31. Green Belt Development	Total RG area (m <sup>2</sup> ):	Mandatory Open Space: 2,702.68 m <sup>2</sup>		
	Existing trees on plot:	65 nos.		
	Number of trees to be cut:	38 nos.		
	Number of trees to be retained:	27 nos.		
	No. of Proposed trees	338 nos.		
32. Power requirement:	Source of power supply:	MSEDCL		
	During Construction Phase (Demand Load):	500 KVA		
	During Operation phase (Connected load):	22,968 KW		
	During Operation phase (Demand load):	10,445 KW		
	Transformer:	12 x 630 KVA, 4 x 1250 KVA, 1 x 380 KVA		
	DG set:	6 x 1250 KVA, 2 x 1010 KVA, 1 x 200 KVA		
Fuel used:	HSD			
33. Details of Energy saving	Solar Water Heating Systems Will Be Done for Bathrooms. Solar lights will be provided for common amenities like Street lighting & Garden lighting.			
34. Environmental Management plan budget during Construction phase	Type	Details	Cost (Lakh)	
	Air Environment	Erosion control – dust suppression measures, barricading and topsoil preservation	36.00	
	Land	Labor Camp toilets & sanitation	28.17	
	Health and Safety	Labor Safety Equipment's and training	8.00	
	Health facility	Disinfection and Health Check-ups	1,20	
	Environment Management	Environment management cell	1.75	
	Environment Management	Environmental Monitoring	3.26	
35. Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
	Sewage treatment	STP with MBBR	1,82,08,400	30,48,337
plan Budget during Operation phase	Technology			
	RWH	Recharge pits with bore well	12,50,000	55,000
	Solid Waste	OWC	45,00,000	9,59,836
	Green belt development	Development and Maintenance	51,12,000	12,93,000
	Energy saving	Solar water heating system, solar streetlights	402,68,000	40,26,000

  
Member Secretary

  
Chairman

Minutes of 273<sup>rd</sup> Day – 1 (Part B) meeting of SEIAA held on 03<sup>rd</sup> January, 2024

		Lightening Arrestor			--
		Environmental Monitoring	Environment Monitoring Plan		1.85
		Disaster Management Plan	Lightening Arrestor	7,50,000	
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Parking area (m2)
		4-Wheeler	2443	2443	12.5
		2-Wheeler	5339	5339	2.5
37.	Details of Court cases / litigations w.r.t the project and project location if any.				NA

SEAC Deliberation –

PP stated that, the application is for Proposed Residential and Commercial development on Sr. No: 45/3(P), 45/4, 45/5, Mundhwa, Tal: Haveli, Pune. By M/s. Regency Mahavir Associates. PP has received AutoToR on 22.08.2023 and submitted EIA report accordingly. The proposed configuration is as below:

Building Name	Configuration	Height (m)
A	4B+ G/S + 2P +37 floors	135.8
B	4B+ G/S + 2P +37 floors	135.8
C	4B+ G/S + 2P +37 floors	135.8
D	4B+ G/S + 2P +37 floors	151.5
E	4B+ G/S + 2P +37 floors	151.5
COMM1	4B+ Gr+1 +4 Po +20 floors	106.00
COMM 2	4B+ Gr+1 floor	9.00 m
Inclusive Housing	2B+1 Gr+14 floors	44.95
Club House	Gr+ 1 floor	9 m

PP informed that project is located in N6 Zone of NDA. If the proposed building/structure is falling under N6 zone (6101 M – 20 KM) or N7 zone (Beyond 20 KM from ARP) then for buildings/structures with top elevation higher than 737 Meters AMSL, the aviation NOC is applicable. Since the top elevation of the building i.e., 711.7 m is less than 737 Meters AMSL, hence, Aviation NOC is not applicable.

PP clarified that the mandatory RG is provided on ground.

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(b) b1.

During discussion following points emerged:

1. PP to submit copy of IoD.
2. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
3. 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.

  
Member Secretary

  
Chairman

Minutes of 273<sup>rd</sup> Day – 1 (Part B) meeting of SEIAA held on 03<sup>rd</sup> January, 2024

**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 a new construction project. Proposal is recommended by SEAC-3 in its 186<sup>th</sup> meeting for grant of Environment Clearance for total plot area of 40,600.00 m<sup>2</sup>, FSI area of 1,82,147.20 m<sup>2</sup>, Non FSI area of 1,36,610 m<sup>2</sup> and total BUA of 3,18,757.20 m<sup>2</sup>.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area of 2567.53 m<sup>2</sup> on mother earth without any construction. SEIAA asked PP to submit area undertaking to that effect. PP submitted the same dated 01.01.2024

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 01.01.2024.

SEIAA further observed that, PP has not obtained CFO NOC for building no D, E and Commercial building 1. Further, PP has obtained CFO NOC for Wing A B and C up to 132.70 m height only and for inclusive housing building up to 40.60 m height only. SEIAA decided to restrict the EC as per CFO NOC.

SEIAA after deliberation decided to grant EC for-FSI-100452.19 m<sup>2</sup>, Non FSI-77108.58 m<sup>2</sup>, total BUA-177560.77 m<sup>2</sup>. (Plan approval No-CC/2464/23, dated-02.01.2024) (Restricted as per approval)

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

1. PP has provided mandatory RG area of 2567.53 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC excludes the building no D, E and Commercial building 1 as PP has not obtained CFO NOC for the same. Further, EC is restricted for Wing A B and C up to 132.70 m height only and for inclusive housing building up to 40.60 m height only 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-100452.19 m<sup>2</sup>, Non FSI-77108.58 m<sup>2</sup>, total BUA-177560.77 m<sup>2</sup>. (Plan approval No-CC/2464/23, dated-02.01.2024) (Restricted as per approval)

**SEIAA Decision-**

SEIAA after deliberation decided to grant Environment Clearance.

  
Member Secretary

  
Chairmah

F. No 22-37/2018-IA III  
Government of India  
Ministry of Environment, forest and Climate Change  
(IA-III Section)

Indira Paryavaran Bhawan  
Jor Bagh Road, New Delhi-3  
e-mail: sharath.kr@gov.in

Dated: 28<sup>th</sup> April, 2021

OFFICE MEMORANDUM

Sub: Registration of Complaints through PARIVESH portal – Regarding

\*\*\*\*\*

With effect from dated 04.03.2021, Ministry has made the provision for online registration of complaints regarding issues related to the submission of applications for clearances administrated by this Ministry, reply to EDS/ADS, software related, etc.

2. In light of the above, Project Proponents are advised to ensure that the complaints are submitted to the Ministry through PARIVESH only. Henceforth, no complaints shall be entertained, if submitted through modes other than complaint module in PARIVESH.

This issues with the approval of the Competent Authority

  
(Sharath Kumar Pallela)  
Director (CPC)

To

1. The Chairman, all the SEIAAs
2. The Member Secretary, all the SEIAAs
3. The Chairman, all the EACs
4. The Member Secretaries, all the EACs

Copy to:

1. PS to Hon'ble Minster (EF&CC)/PS to Hon'ble MoS (EF&CC)
2. PPS to Secretary (EF&CC)
3. PPS to AS (RA)/AS (RS)
4. PPS to JS(SKB)
5. PPS to DDG, NIC
6. Sr. Director, NIC
7. Director, IA-Policy