BEFORE THE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH, PUNE

APPEAL NO. 529 OF 2025 (WZ)

I.A. No.175 of 2026 (WZ)

I.A. No.221 of 2026 (WZ)

Akshay Sunil Jagtap

...Appellant

Versus

SEIAA Maharashtra & Ors.

...Respondents

SUR-REJOINDER on behalf of the Appellant in reply to the Rejoinder filed by Respondent No.7 to the Appellant's Reply/Objections to Interlocutory Application No.221 of 2026

ANNEXURES (SR-1 to SR-7)

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MOST RESPECTFULLY SUBMITTED:

A. SYNOPSIS

1. The present Sur-Rejoinder is filed by the Appellant in reply to the Rejoinder filed by Respondent No.7. The Respondent's Rejoinder neither disproves the material facts pleaded by the Appellant nor answers the statutory violations specifically raised in the Appeal, Reply/Objections and Interlocutory Application proceedings. Instead, it attempts to justify the Environmental Clearance by relying upon technical reports which, when read as a whole, substantially reinforce the Appellant's challenge. At the outset, the Appellant respectfully submits that all documents filed along with the Reply/Objections to Interlocutory Application No.221 of 2026, including Annexures R-1 to R-31, are reiterated, reaffirmed and relied upon as forming part of the record. The said documents are not reproduced herein for the sake of brevity. Wherever necessary, reference is made to the relevant Annexures already forming part of the record.
2. The principal issue in the present Appeal is not whether engineering measures can technically divert, canalise or enlarge a natural drainage channel. The real issue is whether the Project Proponent obtained the Environmental Clearance after making complete, truthful and accurate statutory disclosures regarding the existence, alignment, ecological significance

and proposed alteration of the natural nala/stream traversing the project site, as required under the EIA Notification, 2006 and the Environment (Protection) Act, 1986.

3. The documentary material already forming part of the record, including the Development Plan, RTI documents, comparative alignment plans, building footprint plans and the Respondent's own Hydrological Assessment Report and Hydro-Geological Investigation Report, consistently establish that a natural nala/stream traverses the project land and ultimately discharges into the adjoining river situated approximately 60 metres from the project boundary. These documents further demonstrate that the alignment of the natural drainage channel has been materially altered while retaining substantially the same inlet and outlet points, thereby enabling substantially greater utilisation of the project land for commercial construction. The Appellant further submits that the EIA Report itself records that the project boundary is situated approximately **60 metres from the Mula-Mutha River**. Despite such close proximity to a major river system and despite the existence of a natural nala directly connecting the project site with the river, the environmental record does not disclose any comprehensive assessment regarding the applicable **Red Line and Blue Line flood restrictions**, their interaction with the natural drainage system, cumulative flood impacts or the consequences of altering the natural drainage alignment. The Appellant has specifically raised this issue in **Interlocutory Application No.175 of 2026**.

4. The Hydrological Assessment Report itself records that the contributing catchment comprises approximately 37.74 hectares and that the projected peak discharge is approximately 3.0 m^3/sec, whereas the existing natural nala possesses a carrying capacity of only about 0.70 m^3/sec at the entry and 2.48 m^3/sec at the exit. The Report therefore recommends replacing or substantially modifying the existing natural drainage system through an engineered open channel measuring approximately 2.5 metres × 1.2 metres or alternatively a 2400 mm diameter Hume Pipe, together with detention structures, retention measures, recharge systems, energy dissipation arrangements and other hydraulic interventions. These findings themselves constitute an acknowledgment that the proposed development substantially alters the existing natural hydrological regime and therefore raises significant environmental issues requiring strict statutory appraisal before grant of Environmental Clearance.

5. Equally significant, the Hydro-Geological Investigation Report records that annual surface runoff is projected to increase from approximately 12,590.20 cubic metres under existing

conditions to approximately 31,560.79 cubic metres after development, resulting in an increase of approximately 18,970.59 cubic metres annually. The Report consequently recommends construction of 32 recharge pits and 32 recharge bores extending to approximately 30 metres below ground level merely to compensate for the altered hydrological conditions created by the proposed development. These findings demonstrate substantial alteration of infiltration characteristics, groundwater recharge, storm-water behaviour and the natural water balance of the site.

6. The Appellant respectfully submits that these technical reports cannot retrospectively validate an Environmental Clearance allegedly obtained on the basis of incomplete or misleading statutory disclosures. Engineering mitigation measures proposed after acknowledging significant hydrological impacts cannot substitute the mandatory statutory obligation to disclose all material environmental features during the environmental appraisal process itself. Mitigation presupposes environmental impact; it does not negate the existence of such impact.
7. The Appellant has specifically pleaded that Form-1, the Common Application Form and the environmental appraisal documents failed to make complete and truthful disclosures regarding the natural stream/nala passing through the project site, its alignment, interaction with the proposed development and the environmental consequences arising therefrom. If material environmental facts were suppressed or inaccurately disclosed before SEAC and SEIAA, the entire decision-making process stands vitiated irrespective of subsequent technical explanations.
8. The documentary record further indicates prima facie non-compliance with Regulation 3.1.1(ii) of the Unified Development Control and Promotion Regulations, 2020, which permits canalisation of a natural nala only without altering its natural alignment and subject to prescribed statutory safeguards. The evidence relied upon by the Appellant prima facie indicates that while the inlet and outlet have substantially been retained, the natural alignment itself has been materially shifted within the project land, thereby enabling increased construction potential and corresponding commercial benefit.
9. The Appellant further submits that such alteration of the natural drainage system raises serious issues under Sections 24(1)(a) and 24(1)(b) of the Water (Prevention and Control of Pollution) Act, 1974, Sections 3, 5 and 15 of the Environment (Protection) Act, 1986, the

disclosure requirements under the EIA Notification, 2006, and falls squarely within the jurisdiction of this Hon'ble Tribunal under Sections 14, 16, 20 and 33 of the National Green Tribunal Act, 2010.

10. The issues raised in the Appeal also attract the Public Trust Doctrine, Precautionary Principle, Sustainable Development, Polluter Pays Principle and the principle of Intergenerational Equity. Natural drainage systems are ecological assets held in trust by the State and cannot be altered, diverted or commercially exploited except in strict conformity with environmental law and after full, fair and scientific environmental appraisal.

11. The principles laid down by the Hon'ble National Green Tribunal in *Shri Hazi Ariff v. State of Uttar Pradesh & Ors.* directly reinforce the Appellant's case by recognising statutory protection afforded to natural streams, drainage channels and ecological buffer zones, and by holding that municipal permissions cannot override mandatory environmental obligations. Likewise, *Subhash Kumar v. State of Bihar*, *Bhudsen Rathore v. Union of India*, *Auroville Foundation v. Navroz Kersasp Mody* and *State of Uttar Pradesh v. Uday Education and Welfare Trust* support the Appellant's case on environmental governance, locus standi, maintainability and judicial review of environmental decision-making.

12. The Respondent's Rejoinder, when read together with its own technical reports, therefore does not negate the Appellant's challenge. On the contrary, it furnishes further material demonstrating that the project necessarily required substantial modification of the existing natural drainage regime and that the legality of the Environmental Clearance depends upon whether these material environmental facts were fully, truthfully and accurately disclosed and independently evaluated by the statutory Expert Appraisal Authorities before grant of the impugned Environmental Clearance.

13. The Appellant therefore respectfully submits that the Respondent's Rejoinder deserves to be rejected, the challenge to the Environmental Clearance deserves to be adjudicated on merits, and the legality of the impugned Environmental Clearance requires strict judicial scrutiny in accordance with the statutory mandate of the Water Act, 1974, the Environment (Protection) Act, 1986, the EIA Notification, 2006 and the National Green Tribunal Act, 2010.

B. PARAGRAPH WISE REPLY / OBJECTIONS TO I.A. NO.221/2026:

REPLY TO PARAGRAPH 2

The contents of Paragraph 2 are denied to the extent they are contrary to the Appellant's pleadings and the record of the proceedings. The reiteration of the averments made in Interlocutory Application No.221 of 2026 neither cures the legal and factual deficiencies therein nor dispenses with Respondent No.7's obligation to establish the false allegations by admissible material. All false allegations inconsistent therewith are specifically denied.

REPLY TO PARAGRAPH 3:

The contents of paragraph 3 of the Rejoinder are emphatically denied as false, misconceived and contrary to the statutory scheme of the National Green Tribunal Act, 2010. The Respondent has failed to establish either of its alleged threshold objections. The present Appeal specifically challenges the legality of the Environmental Clearance granted under the Environment (Protection) Act, 1986, an enactment specified in Schedule I to the NGT Act, and raises multiple substantial questions relating to environment within the meaning of Sections **2(m), 16 and 20** of the NGT Act. The Respondent's attempt to portray the dispute as one arising solely under the MRTP Act or the UDCPR is legally untenable and ignores the statutory environmental issues specifically pleaded in the Appeal. Further, by virtue of **Section 33 of the National Green Tribunal Act, 2010**, the provisions of the Act have overriding effect notwithstanding anything inconsistent contained in any other law. Consequently, municipal planning provisions cannot override or dilute the jurisdiction of this Hon'ble Tribunal to examine the legality of an Environmental Clearance granted under the Environment (Protection) Act, 1986. The false allegations regarding the Appellant's bona fides are denied and cannot defeat the Tribunal's statutory obligation to adjudicate the environmental issues raised in the present Appeal.

REPLY TO PARAGRAPH 4:

The contents of paragraph 4 of the Rejoinder are emphatically denied as false, misleading and contrary to the record. The Appellant has specifically denied every material allegation made by Respondent No. 7 and has consistently challenged the legality of the impugned Environmental Clearance on statutory environmental grounds. The Reply/Objections merely elaborated and clarified the environmental issues already pleaded in the Appeal on the basis of the statutory record and documents subsequently produced by the Respondent itself. There is no substitution or manufacture of a new case. On the contrary, the Respondent's own annexures, technical reports and statutory documents reinforce the existence of substantial questions relating to environment requiring adjudication. The Respondent cannot contend that the Appeal raises no environmental issue while simultaneously relying upon voluminous environmental and hydrological documents to defend the Environmental Clearance. The present Appeal must be adjudicated on the basis of its pleadings and the complete statutory environmental record, and not on selective or distorted characterisation thereof.

REPLY TO PARAGRAPH 5:

The contents of paragraph 5 are misconceived and are denied to the extent they are inconsistent with the record and applicable law. The maintainability of an appeal under Sections **2(m)** and **16** of the National Green Tribunal Act, 2010 is required to be determined from the pleadings in the Appeal, the statutory environmental record and the applicable environmental enactments, and not by postponing examination of the very issues that constitute the foundation of the Appeal. It is further respectfully submitted that this Hon'ble Tribunal, by its orders dated **19.11.2025** and **11.12.2025**, directed production of relevant documentary material and thereafter proceeded to consider the Appeal on the basis of the statutory environmental record placed before it. The matter has subsequently continued before this Hon'ble Tribunal and, as reflected in the **Final Cause List dated 27.04.2026**, has been listed for further consideration. The procedural course adopted by this Hon'ble Tribunal demonstrates that the Appeal has progressed on the basis of the pleadings and documentary material already on record. In these circumstances, the Respondent's attempt to terminate the Appeal at the threshold by relying predominantly upon collateral false allegations concerning the Appellant, while expressly reserving its reply on the substantive environmental issues, is wholly misconceived, contrary to the scheme and object of the National Green Tribunal Act, 2010, and liable to be rejected.

REPLY TO PARAGRAPH 6

The Respondent's reliance upon the judgment of the Hon'ble Supreme Court in ***State of Uttar Pradesh & Ors. v. Uday Education and Welfare Trust & Anr.*** is wholly misplaced and, in fact, substantially supports the Appellant rather than the Respondent. The said case concerned the validity of licences granted to wood-based industries under the Wood Based Industries (Establishment and Regulation) Guidelines, 2016, where the principal controversy was confined to the adequacy of timber availability and the correctness of a scientific assessment undertaken by the Forest Survey of India (FSI), an undisputed statutory expert body. Significantly, there was **no finding of any actual pollution, no established environmental degradation, no suppression or misrepresentation in the statutory approval process, no violation of the Environmental Impact Assessment Notification, 2006, no illegal diversion or obstruction of a natural watercourse, and no breach of any environmental clearance condition or Schedule-I environmental enactment**. The Hon'ble Supreme Court found that the State had acted strictly in accordance with the applicable statutory framework, expert scientific studies, and the 2016 Guidelines, and that the National Green Tribunal had erred in discarding scientific evidence and substituting its own assumptions for the conclusions of competent technical authorities. The ratio of the judgment is therefore confined to the settled principle that judicial review cannot supplant expert scientific opinion where the statutory decision-making process is lawful, transparent, and based upon credible technical material, and where no statutory environmental violation has been established.

The present Appeal stands on an entirely different and distinguishable factual and legal foundation. The Appellant does not seek to displace or question any genuine scientific opinion rendered by a competent expert authority. On the contrary, the Appellant specifically alleges statutory violations, material suppression, misrepresentation in the environmental appraisal process, non-disclosure of environmentally relevant facts, and non-compliance with mandatory provisions of the Environment (Protection) Act, 1986, the EIA Notification, 2006, the Water (Prevention and Control of Pollution) Act, 1974, and other applicable environmental laws. The grievance further concerns the legality of the impugned Environmental Clearance itself, including the treatment of the natural drainage/naala, hydrological assessment, and compliance with statutory safeguards governing environmental decision-making. Far from restricting the jurisdiction of this Hon'ble Tribunal, the aforesaid judgment unequivocally reiterates that judicial review is fully available where the decision-making process suffers from **illegality, irrationality, procedural impropriety, or non-compliance with statutory requirements**, and that environmental governance must rest upon complete disclosure, credible scientific assessment, transparency, and adherence to law. Consequently, if the Environmental Clearance has been obtained on the basis of incomplete disclosures, suppression of material environmental facts, defective hydrological assessment, or violation of mandatory statutory requirements, the ratio of the said judgment not only permits but positively mandates judicial intervention. Accordingly, the Respondent cannot derive any assistance from the said decision; rather, the principles laid down therein reinforce the Appellant's case that environmental approvals must withstand strict scrutiny for legality, procedural fairness, scientific integrity, and faithful compliance with environmental statutes before they can receive judicial protection.

REPLY TO PARAGRAPH 7:

The contents of paragraph 7 are emphatically denied as false, misleading, speculative and legally untenable. The Respondent seeks to convert lawful pre-project appointment mail from April 2024 into a ground for defeating a statutory environmental appeal, which is wholly impermissible in law. The chronology relied upon by the Respondent neither creates any estoppel nor extinguishes the Appellant's statutory right to challenge the legality of the Environmental Clearance after its grant under Section 16 of the National Green Tribunal Act, 2010. The alleged inference regarding motive is entirely conjectural and does not answer the substantive issues concerning compliance with the Environment (Protection) Act, 1986, the EIA Notification, 2006, the Water (Prevention and Control of Pollution) Act, 1974, the legality of the environmental appraisal process, or the impugned Environmental Clearance. The Respondent cannot substitute speculative allegations regarding the Appellant's motives for proof of statutory environmental compliance, and the preliminary objection is therefore liable to be rejected.

REPLY TO PARAGRAPH 8:

The contents of paragraph 8 are emphatically denied as false, speculative and legally unsustainable. The Respondent seeks to draw adverse inferences from the withdrawal of an independent proceeding despite there being no adjudication on merits, no judicial finding, no admission. Such conjectural inferences cannot create any estoppel, waiver or legal bar against the present statutory Appeal. Each environmental proceeding must be examined on its own pleadings, statutory record and applicable environmental law. The present Appeal independently challenges the legality of the impugned Environmental Clearance under the Environment (Protection) Act, 1986, the EIA Notification, 2006 and the enactments specified in Schedule I to the National Green Tribunal Act, 2010. The Respondent's attempt to rely upon the withdrawal of an unrelated proceeding, instead of demonstrating statutory environmental compliance, is wholly misconceived and deserves to be rejected.

REPLY TO PARAGRAPH 9: The Speciality Landmarks proceeding

The contents of paragraph 9 are emphatically denied as false, speculative and legally untenable. The Respondent's attempt to portray independent proceedings relating to different projects, distinct causes of action and separate factual and statutory issues as constituting a "pattern" is wholly misconceived and unsupported by law. In the absence of any adjudication on merits, adverse judicial finding or abuse of process, no adverse inference can be drawn from the institution, non-prosecution of separate proceedings. The maintainability of the present Appeal must be determined exclusively on its own pleadings, the statutory environmental record and compliance with the Environment (Protection) Act, 1986, the Water (Prevention and Control of Pollution) Act, 1974, the EIA Notification, 2006 and the National Green Tribunal Act, 2010. The Respondent cannot avoid judicial scrutiny of the impugned Environmental Clearance by relying upon collateral false allegations relating to unrelated proceedings.

REPLY TO PARAGRAPH 10:

The contents of paragraph 10 are emphatically denied as false, speculative and legally misconceived. The Respondent's attempt to characterise the Appellant's lawful exercise of rights under the Right to Information Act, 2005 as evidence of an ulterior motive is wholly untenable and unsupported by law. The collection of information from statutory authorities is a legitimate means of verifying environmental compliance and preparing a statutory challenge. The Respondent has failed to establish any nexus between the Appellant's RTI applications and the alleged absence of substantial environmental questions in the present Appeal. The reliance upon conjectural inferences and the decision in *State of Uttar Pradesh v. Uday Education and Welfare Trust* is misplaced and distinguishable, as the maintainability of the present Appeal must be determined on the basis of its pleadings, the statutory environmental record and compliance with the Environment (Protection) Act, 1986, the Water (Prevention and Control of Pollution) Act, 1974, the EIA Notification, 2006 and the National Green Tribunal Act, 2010, and not on collateral allegations regarding the Appellant's exercise of a statutory right.

REPLY TO PARAGRAPH 11:

The contents of paragraph 11 are denied to the extent they seek to draw adverse inferences from undisputed dates and events. Mere chronology, without proof of any legal misconduct, abuse of process or statutory bar, cannot determine the maintainability of a statutory environmental appeal nor displace the jurisdiction of this Hon'ble Tribunal under Sections **2(m), 16 and 33** of the National Green Tribunal Act, 2010. The Respondent's tabular narrative is a selective reconstruction intended to support a preconceived allegation of motive while omitting the statutory environmental record, including the Environmental Clearance, EIA documents, Form-1 disclosures, Hydrological Assessment, SEAC/SEIAA proceedings and the issues arising under **Sections 24(1)(a) and 24(1)(b)** of the Water (Prevention and Control of Pollution) Act, 1974 and **Sections 3, 5 and 15** of the Environment (Protection) Act, 1986. The legality of the impugned Environmental Clearance must be determined on the basis of compliance with the applicable environmental enactments and not upon conjectural inferences drawn from unrelated events or the Appellant's exercise of lawful statutory rights. The Respondent has therefore failed to establish that the present Appeal does not raise substantial questions relating to environment or that it is liable to be rejected at the threshold.

REPLY TO PARAGRAPH 12:

The contents of paragraph 12 are emphatically denied as false, baseless, misleading, speculative and legally unsustainable. All allegations, averments and adverse inferences concerning the Appellant's alleged lack of bona fides have been specifically denied and duly explained in the Appellant's Reply/Objections and are reiterated herein. The Respondent has failed to produce any cogent material establishing mala fides, abuse of process or any legal ground warranting rejection of the present Appeal. Instead, the Respondent seeks to substitute conjecture and collateral allegations for proof of statutory environmental compliance. The maintainability of the present Appeal is required to be determined on the basis of the pleadings, statutory environmental record and the substantial questions relating to environment arising under the **Environment (Protection) Act, 1986**, the **Water (Prevention and Control of Pollution) Act, 1974**, the **EIA Notification, 2006**, and **Sections 2(m), 16 and 33 of the National Green Tribunal Act, 2010**, and not on unfounded false allegations directed against the Appellant. The Respondent has therefore failed to discharge the burden of establishing that the Appeal is not maintainable, and the preliminary objection deserves to be rejected.

REPLY TO PARAGRAPH 13:

The contents of paragraph 13 are emphatically denied as false, erroneous, misleading and contrary to the statutory scheme of the National Green Tribunal Act, 2010. The present Appeal specifically pleads multiple substantial questions relating to environment within the meaning of **Section 2(m)** and invokes the appellate jurisdiction of this Hon'ble Tribunal under **Section 16**, arising from the implementation of the **Environment (Protection) Act, 1986**, the **Water (Prevention and Control of Pollution) Act, 1974**, the **EIA Notification, 2006**, and other applicable environmental enactments specified in Schedule I to the Act. The Appeal specifically raises issues concerning the legality of the Environmental Clearance, alleged non-disclosure in **Form 1**, hydrological assessment, treatment of the natural nala/stream, applicability of **Sections 24(1)(a) and 24(1)(b)** of the Water Act, compliance with **Sections 3, 5 and 15** of the Environment (Protection) Act, 1986, and the environmental consequences of the proposed development.

REPLY TO PARAGRAPH 14:

The contents of paragraph 14 are emphatically denied as false, misleading and legally untenable. The Respondent's attempt to characterise the present dispute as a mere municipal planning issue under the MRTP Act and the UDCPR is wholly misconceived. The present Appeal specifically challenges the legality of the Environmental Clearance granted under the **Environment (Protection) Act, 1986** and raises substantial questions relating to environment concerning the natural nala/stream, hydrological assessment, environmental appraisal, Form 1 disclosures, compliance with **Sections 24(1)(a) and 24(1)(b)** of the Water (Prevention and Control of Pollution) Act, 1974, **Sections 3, 5 and 15** of the Environment (Protection) Act, 1986, and the **EIA Notification, 2006**, all of which fall within the appellate jurisdiction of this Hon'ble Tribunal under **Sections 2(m), 16 and 33** of the National Green Tribunal Act, 2010. The Appellant has specifically disputed the Respondent's compliance with **Regulation 3.1.1(ii) of the UDCPR, 2020**, including the mandatory requirement that the natural alignment, inlet and outlet of the nala/stream remain unchanged. Whether these statutory requirements have in fact been complied with is itself a matter requiring adjudication on the basis of the evidence on record. The reliance placed upon **Ajinkya Dilip Barne v. PCMC (O.A. No. 138 of 2025 (WZ))** is wholly distinguishable on facts and law. **The said Original Application was dismissed because the applicant therein failed to produce material establishing the existence of an official**

drainage system, failed to demonstrate any statutory prohibition against the permitted relocation, and did not challenge the relevant municipal permission. In the present case, the Appellant has specifically challenged the Environmental Clearance itself, raised statutory environmental issues supported by documentary material, questioned the environmental appraisal process, and invoked the jurisdiction of this Hon'ble Tribunal under the applicable environmental enactments. The said decision, therefore, does not advance the Respondent's case nor does it bar judicial scrutiny of the impugned Environmental Clearance in the present Appeal.

REPLY TO PARAGRAPH 15:

The contents of paragraph 15 are emphatically denied as false, misleading and contrary to the statutory provisions and settled environmental jurisprudence. The Respondent's interpretation of **Section 24(1)(b)** of the Water (Prevention and Control of Pollution) Act, 1974 is unduly narrow and legally unsustainable. Section **24(1)(b)** expressly extends to knowingly causing or permitting any matter to enter into a stream so as to impede the proper flow of water in a manner likely to aggravate pollution, while **Section 24(1)(a)** independently prohibits the use of a stream for disposal of polluting matter. The present Appeal specifically raises issues concerning the alleged alteration, canalisation and treatment of a natural nala/stream, hydrological impacts, environmental appraisal, Form 1 disclosures and compliance with the applicable environmental framework. Whether the mandatory requirements of **Regulation 3.1.1(ii) of the UDCPR, 2020**, including preservation of the natural alignment, inlet and outlet, have in fact been complied with is itself a disputed question requiring adjudication on the basis of the statutory record. The Respondent's assertion that there is no obstruction or environmental consequence merely raises a defence on merits and cannot defeat the maintainability of the Appeal at the threshold. The present Appeal arises from the implementation of the **Environment (Protection) Act, 1986**, the **Water (Prevention and Control of Pollution) Act, 1974** and the **EIA Notification, 2006**, and therefore squarely falls within the jurisdiction of this Hon'ble Tribunal under **Sections 2(m), 16 and 33** of the National Green Tribunal Act, 2010.

Reply to Paragraph 16

The contents of paragraph 16 are emphatically denied as false, misleading, legally untenable and contrary to the record. In *Auroville Foundation v. Navroz Kersasp Mody & Ors.* (2025 INSC 347), the original applicants approached the National Green Tribunal alleging environmental degradation arising from tree felling and construction of the Crown Road in Auroville, contending that the area constituted a deemed forest and seeking, inter alia, an injunction against further tree cutting, preparation of a fresh township development plan, and mandatory Environmental Clearance before continuation of the project. The NGT accepted jurisdiction, invoked the Precautionary Principle, and issued extensive directions regulating the township project notwithstanding its own finding that the land in question was **not a forest**, that no clearance under the Forest (Conservation) Act, 1980 was required, and despite the stand of the MoEF&CC that the project pre-dated the EIA regime and did not require fresh Environmental Clearance. Allowing the appeals, the Hon'ble Supreme Court held that the NGT had acted **without jurisdiction**, reiterating that its jurisdiction under Sections 2(1)(m) and 14 of the NGT Act can be invoked only where a **substantial question relating to environment**, arising from the implementation of one or more Schedule I enactments, is specifically pleaded and established. The Court held that **mere environmental apprehensions, unsupported by any pleaded or established violation of a Schedule I enactment or any demonstrable environmental damage, cannot confer jurisdiction upon the Tribunal**, and that the Precautionary Principle cannot be invoked to enlarge jurisdiction where the statutory threshold itself is absent.

The present appeal squarely satisfies the jurisdictional test laid down by the Hon'ble Supreme Court in *Auroville*. Unlike that case, where the Supreme Court found **no pleaded or established violation of any Schedule I enactment** and consequently held that the Tribunal lacked jurisdiction, the present appeal is founded upon **specific statutory violations** affecting a natural drainage channel (naala), including violations of the **Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986, the EIA Notification, 2006, and other statutory environmental obligations governing preservation of natural drainage systems and hydrological integrity**. The diversion and obstruction of a natural watercourse is not a speculative environmental concern but a concrete statutory issue having direct consequences on water flow, flood risk, groundwater recharge, and ecological balance,threat to property, thereby attracting the definition of a **"substantial question relating to environment"** under Section 2(1)(m) of the NGT Act. Far from assisting the Respondents, *Auroville* reinforces the maintainability of the present appeal because it affirms that where **specific statutory environmental obligations are shown to have been violated and the environmental**

consequences are substantial or measurable, the Tribunal is fully empowered—and indeed obliged—to exercise its jurisdiction. Consequently, the present proceedings satisfy the very jurisdictional requirements which were found to be absent in *Auroville*, making the ratio of that judgment supportive of the Appellant's case rather than the Respondents'.

REPLY TO PARAGRAPH (17 - 21): REPLY TO RESPONDENT'S RELIANCE UPON HYDROLOGICAL ASSESSMENT REPORT AND HYDRO-GEOLOGICAL REPORT:

The contents of paragraphs 17 to 21 of the Rejoinder are emphatically denied as false, misleading, legally misconceived and contrary to the record. The Respondent fundamentally mischaracterises the Appellant's case. The Appellant does not rely upon the Hydrological Assessment Report (Annexure-K) to challenge the engineering competence of the study or to substitute his opinion for that of technical experts. Rather, the Appellant relies upon the Respondent's own technical documents as **admissions of material environmental facts** demonstrating that the proposed project necessarily involves substantial intervention in the existing natural drainage regime, thereby attracting mandatory statutory obligations under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986, the EIA Notification, 2006 and the jurisdiction of this Hon'ble Tribunal under Sections 14, 16 and 20,33 of the National Green Tribunal Act, 2010. The dispute therefore concerns the **legality of the environmental decision-making process**, the adequacy and truthfulness of statutory disclosures, and the validity of the Environmental Clearance, and not a mere disagreement over hydraulic design.

The Respondent's contention that the Hydrological Assessment Report itself constitutes complete environmental appraisal is wholly untenable. A technical report prepared by or on behalf of the Project Proponent cannot substitute the independent statutory appraisal required to be undertaken by SEAC and SEIAA under the EIA Notification, 2006. Environmental appraisal necessarily requires complete, truthful and scientifically accurate disclosure of all material environmental features before the Expert Appraisal Committee. The Appellant has specifically pleaded that Form-1, the Common Application Form and other environmental documents failed to make complete and truthful disclosures regarding the existence of the natural nala/stream traversing the project site, its original alignment, the proposed alteration of such alignment, and the environmental consequences arising therefrom. If the environmental appraisal itself proceeded upon incomplete or misleading disclosures, no subsequent technical report can retrospectively validate the Environmental Clearance or cure defects in the statutory decision-making process.

The Respondent's own Hydrological Assessment Report, read as a whole, substantially supports rather than defeats the Appellant's case. The Report records that the contributing catchment comprises approximately **37.74 hectares**, the projected peak discharge is approximately **3.0 m^3/sec**, whereas the existing natural nala possesses a carrying capacity of only **0.70 m^3/sec at the entry** and **2.48 m^3/sec at the exit**. It therefore recommends replacing or substantially modifying the existing natural drainage system through an engineered open channel measuring approximately **2.5 metres × 1.2 metres**, alternatively a **2400 mm diameter Hume Pipe**, together with detention structures, retention measures, recharge systems, energy dissipation arrangements and other hydraulic interventions. Likewise, the Hydro-Geological Investigation Report records that annual surface runoff is projected to increase from approximately **12,590.20 cubic metres** under existing conditions to approximately **31,560.79 cubic metres** after development, resulting in an increase of nearly **18,970.59 cubic metres annually**, and consequently recommends construction of **32 recharge pits and 32 recharge bores** extending approximately **30 metres below ground level** merely to compensate for the hydrological impacts created by the proposed development. These findings are not insignificant engineering calculations; they constitute clear acknowledgements that the project materially alters the existing hydrological characteristics, storm-water regime, infiltration pattern and groundwater recharge behaviour of the site. Such substantial environmental consequences necessarily required rigorous statutory scrutiny before grant of Environmental Clearance.

The Respondent incorrectly attempts to portray the present Appeal as involving only a difference of expert opinion on hydraulic design. The Appellant has nowhere challenged the mathematical calculations contained in the Report. The challenge is directed against the legality of the Environmental Clearance itself, which, according to the Appellant, was granted on the basis of incomplete and misleading statutory disclosures. The environmental consequences acknowledged in the Respondent's own reports, read together with the documentary evidence already placed on record, including the comparative plans showing the original and altered nala alignment (Annexure R-8), the Development Plan identifying the natural watercourse traversing the project site (Annexure R-9), and the site layout demonstrating overlap of the original nala alignment and buffer area with the project footprint (Annexure R-10), raise substantial questions relating to the protection of natural drainage systems, hydrology, watercourses and ecological safeguards. These issues fall squarely within the jurisdiction of this Hon'ble Tribunal under Sections **14, 16 and 20** of the National Green Tribunal Act, 2010 and cannot be excluded merely by characterising them as engineering matters falling within the domain of the Municipal Corporation.

The Respondent's reliance upon proposed mitigation measures is equally misconceived. Mitigation measures do not negate environmental impact; rather, they constitute recognition that significant environmental consequences will arise unless such interventions are undertaken. Engineering measures such as enlarged drainage channels, Hume Pipes, detention structures, recharge systems and energy dissipation arrangements cannot retrospectively legitimise an Environmental Clearance allegedly obtained through suppression or misrepresentation of material environmental facts. The entire environmental regulatory framework proceeds on the principle that environmental impacts must first be **fully disclosed**, **scientifically assessed** and **independently appraised** before statutory approval is granted. If the natural nala/stream traversing the project site, its original alignment, its ecological function, the proposed alteration thereof and the resulting hydrological consequences were not completely and truthfully disclosed during the appraisal process, the decision-making process itself stands vitiated irrespective of the engineering adequacy of the proposed mitigation measures. Such conduct raises serious issues concerning compliance with Sections **24(1)(a) and 24(1)(b) of the Water (Prevention and Control of Pollution) Act, 1974**, Sections **3, 5 and 15 of the Environment (Protection) Act, 1986**, the disclosure requirements prescribed under the **EIA Notification, 2006**, Regulation **3.1.1(ii) of the UDCPR, 2020**, and the environmental principles of the **Public Trust Doctrine, Precautionary Principle, Sustainable Development, Polluter Pays Principle and Intergenerational Equity**. The ratio laid down by the Hon'ble National Green Tribunal in **Shri Hazi Ariff v. State of Uttar Pradesh & Ors.** squarely applies, recognising that natural drainage systems are protected environmental assets and that planning permissions or engineering proposals cannot override mandatory statutory obligations for their protection. Accordingly, the Respondent's Rejoinder deserves to be rejected, and the legality of the impugned Environmental Clearance requires strict judicial scrutiny on the basis of the complete statutory record.

Reply To Paragraph 22:

The averments contained in Paragraph 22 are liable to be rejected as they merely reiterate the Respondent's reliance upon the Consent to Establish, the Minutes of SEIAA/SEAC, the SEAC-III 215th Meeting Presentation and the communication of the Storm Water Drainage Department, all of which have already been comprehensively dealt with by the Appellant in the Reply/Objections to the Interlocutory Application. The Respondent has not controverted the Appellant's specific case that these documents neither constitute independent proof of statutory compliance nor answer the pleaded violations concerning the environmental appraisal process, material omissions, hydrological assessment, natural drainage, Section 24(1)(b) of the Water (Prevention and Control of Pollution) Act, 1974, Regulation 3.1.1(ii) of the UDCPR, and the mandatory requirements of the EIA Notification, 2006. The burden accordingly rests upon the Project Proponent and the regulatory authorities to justify that the statutory appraisal was conducted in accordance with law once credible and document-based grounds of challenge have been raised.

Without prejudice to the foregoing, the Respondent's reliance upon the Consent to Establish, SEAC/SEIAA Minutes, the SEAC-III Presentation and the Pune Municipal Corporation communications is contrary to the law laid down by the Hon'ble National Green Tribunal, Principal Bench, in *Shri Hazi Ariff v. State of U.P. & Ors.*, Original Application No.16/2014 (Order dated 10.02.2023). The Tribunal has categorically held that statutory and municipal permissions do not create a presumption of environmental compliance, nor can administrative approvals validate activities inconsistent with the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and the EIA Notification, 2006. It was further held that natural drains and storm-water channels are protected environmental assets, that interference with their ecological functions requires strict environmental scrutiny, and that there can be no estoppel against statutory environmental obligations. Consequently, the Respondent's reliance upon departmental approvals and appraisal records does not answer the Appellant's specific challenge that the Environmental Clearance was granted without a complete, truthful and legally compliant appraisal of the existing natural drainage system, hydrological impacts and mandatory environmental safeguards. The impugned Environmental Clearance must therefore stand or fall on the legality of its decision-making process and not on the mere existence of ancillary administrative permissions.

Reply To Paragraph 23:

The averments contained in Paragraph 23 are denied as being contrary to the record. The Respondent's reliance upon the communication of the Storm Water Drainage Department and Regulation 3.1.1(ii) of the UDCPR is misplaced and, in fact, undermines its own case. Regulation 3.1.1(ii) permits canalisation of a minor watercourse **only** where the overall alignment and the position of the inlet and outlet remain unchanged so as to preserve the natural flow characteristics. The Appellant's specific case, supported by the documents on record, is that the alignment of the existing Nala No. PN-3 has in fact been altered. If the alignment has been changed, the very precondition prescribed under Regulation 3.1.1(ii) ceases to exist, rendering the Respondent's reliance upon the said provision wholly untenable. More importantly, neither the SEAC nor the SEIAA has recorded any reasoned finding examining whether the mandatory conditions of Regulation 3.1.1(ii) were satisfied or the environmental consequences of such alteration on natural drainage, hydrology, flood-carrying capacity and ecological functions, as required under the EIA Notification, 2006. Mere reference to the Regulation or the existence of a departmental communication cannot substitute for a lawful environmental appraisal.

REPLY TO PARAGRAPH 24: concerning M/s Godrej Properties

The contents of paragraph 24 are emphatically denied as false, speculative and legally untenable. The Respondent's attempt to portray independent proceedings relating to different projects, distinct causes of action and separate factual and statutory issues as constituting a "pattern" is wholly misconceived and unsupported by law.. The Respondent has addressed Godrej Properties, an entity wholly unconnected with the impugned Environmental Clearance. **It is pertinent to note that the said correspondence never culminated in any contractual relationship, and the Appellant has not been awarded or executed any work order from Godrej Properties till date.** The Respondent has produced no evidence of any commercial engagement or financial benefit. Its attempt to infer lack of bona fides from an unrelated and inconclusive interaction is therefore entirely speculative. More importantly, the present Appeal concerns the legality of the Environmental Clearance granted to **Bajaj Finserv Ventures Ltd. & Ors., and not with an unrelated third party**. The reliance upon such extraneous material is a transparent attempt to divert attention from the substantive environmental violations raised in the Appeal and deserves to be rejected.

REPLY TO PARAGRAPH 25:

The contents of Paragraph 25 are denied. The Appellant reiterates and adopts the reply furnished to Paragraph 14 above, which shall be treated as part of the present reply and is not repeated herein for the sake of brevity.. The Respondent's repeated reliance upon *Ajinkya Dilip Barne v. PCMC* is selective and misconceived. The said judgment neither excludes the jurisdiction of this Hon'ble Tribunal under Sections 14 and 16 of the National Green Tribunal Act, 2010 nor validates an Environmental Clearance alleged to have been granted on incomplete statutory disclosures or inadequate environmental appraisal. The present Appeal stands on its own facts and the said decision is clearly distinguishable.

REPLY TO PARAGRAPH 26:

The contents of Paragraph 26 are denied. The reliance placed upon **State of Uttar Pradesh & Ors. v. Uday Education and Welfare Trust & Anr.** is wholly misconceived. The Appellant reiterates and adopts the reply furnished to Paragraph 6 above, which shall be treated as part of the present reply and is not repeated herein for the sake of brevity.

REPLY TO PARAGRAPH 27: RESPONDENT'S RELIANCE ON SUBHASH KUMAR V. STATE OF BIHAR

The Respondent's reliance upon **Subhash Kumar v. State of Bihar & Ors., (1991) 1 SCC 598; AIR 1991 SC 420** is wholly misconceived and, in fact, supports the present Appeal rather than the Respondent's case. The Hon'ble Supreme Court therein authoritatively declared that **the right to life under Article 21 includes the right to enjoy pollution-free water and air**, and that where environmental degradation threatens life, health or ecological balance, any genuinely aggrieved citizen is entitled to invoke the jurisdiction of constitutional courts for enforcement of environmental law. However, the dismissal of the petition in *Subhash Kumar* turned entirely upon its own exceptional facts. The Supreme Court recorded that the petitioner had been purchasing coal slurry from the respondent-company for several years; sought additional commercial supply which was refused; had pending civil and criminal disputes arising from unauthorized collection of slurry; and, most significantly, had expressly sought an interim direction permitting him to **collect, transport and commercially exploit the slurry for his own business**. The Court described this as intrinsic evidence demonstrating that the litigation was instituted primarily to advance a private commercial interest rather than to protect the environment.

The present Appeal stands on an entirely different legal and factual footing. The reliefs sought in the Appeal are confined exclusively to **quashing the impugned Environmental Clearance, ensuring compliance with the Environment (Protection) Act, 1986, Water Act, the EIA Notification, 2006 and other applicable environmental laws, Schedule 1 and compelling statutory authorities to discharge their legal obligations in accordance with law.** The Respondent has failed to identify a single prayer in the Appeal which seeks any private commercial advantage.

The Respondent also overlooks that, in *Subhash Kumar*, the Supreme Court accepted the State Pollution Control Board's material showing compliance with statutory pollution-control measures and found no credible evidence warranting interference. In the present case, however, the Appellant has specifically pleaded statutory violations, alleged material misrepresentations and suppression in the environmental appraisal process, maps, layouts and has placed documentary material questioning the legality of the Environmental Clearance. Those allegations are required to be adjudicated on their own merits and cannot be rejected merely by invoking false allegations of motive.

Accordingly, the true ratio of **Subhash Kumar** reinforces two complementary legal principles: **first**, environmental rights under Article 21 and statutory environmental obligations are fully enforceable through judicial proceedings where genuine violations are disclosed; and **second**, only those proceedings which demonstrably seek private commercial gain through the reliefs claimed, and lack genuine environmental substance, constitute an abuse of process. Since the present Appeal seeks no commercial benefit whatsoever, is supported by documentary evidence, and is directed solely towards enforcement of environmental statutes and public duties, the ratio of *Subhash Kumar* unequivocally supports the maintainability and bona fides of the present proceedings, while rendering the Respondent's reliance upon the said judgment entirely misplaced.

REPLY TO PARAGRAPH 28:

The contents of Paragraph 28 are denied. The reliance placed upon **The Auroville Foundation v. Navroz Kersasp Mody** is wholly misconceived. The Appellant reiterates and adopts the reply furnished to Paragraph 16 above, which shall be treated as part of the present reply and is not repeated herein for the sake of brevity. The judgment recognises the necessity of compliance with environmental statutes and lawful decision-making by statutory authorities.

REPLY TO PARAGRAPH 29:

The contents of paragraph 29 are emphatically denied as false, misleading, contrary to the record, and legally untenable. The Respondent seeks to trivialise a fundamental jurisdictional defect by characterising the issue of impleadment as "misconceived" and "irrelevant", whereas the official project documents themselves demonstrate otherwise. The Environmental Clearance has been granted in favour of **"Bajaj Finserv Ventures Limited & Others"**, and the Environmental Impact Assessment Report, Executive Summary, Form-1 and other project records consistently identify multiple Bajaj group entities as Project Proponents, co-applicants, beneficiaries and land-owning entities having direct and substantial interest in the project. The registered Sale Deed and subsequent Deed of Correction along with board of resolution for current project further establish that the project land is held through undivided ownership by multiple corporate entities and not exclusively by Respondent No. 7. In such circumstances, the Respondent cannot selectively assert exclusive status as the sole Project Proponent merely to avoid judicial scrutiny. Any adjudication concerning the validity, modification or setting aside of such Environmental Clearance would inevitably affect the rights, obligations and legal interests of all entities in whose favour the clearance has been granted and whose lands, ownership interests, development rights and project components form part of the composite project. Their absence may result in an incomplete adjudication and may give rise to avoidable objections regarding non-binding or ineffective relief. The Appellant has, therefore, raised the issue only to ensure that all necessary and proper parties are before this Hon'ble Tribunal so that the dispute is finally and effectively adjudicated in accordance with law and the principles of natural justice. The objection is therefore neither procedural nor premature, but goes to the very legality, enforceability and sustainability of the impugned Environmental Clearance and the proceedings arising therefrom. The Respondent's attempt to defer this issue while simultaneously seeking dismissal of the Appeal at the threshold is legally impermissible, self-contradictory and liable to be rejected.

REPLY TO PARAGRAPH 30:

The contents of paragraph 30 are emphatically denied as false, misleading, contrary to the record and an attempt to misdirect this Hon'ble Tribunal. The Respondent's allegation that the Appellant has introduced "fresh pleas" concerning the parallel Terms of Reference proposal, suppression of material facts and the environmental appraisal process is patently incorrect, as these issues were specifically pleaded in the Main Appeal and are merely elaborated herein to rebut the averments made in Interlocutory Application No. 221 of 2026. The official PARIVESH records unequivocally establish that the Project Proponent first pursued **Proposal No. SIA/MH/INFRA2/489762/2024 for Fresh Terms of Reference** and thereafter submitted **Proposal No. SIA/MH/INFRA2/523378/2025 for Fresh Environmental Clearance** for the very same project, under the same CAF and Single Window Number, in the name of **"Bajaj Finserv Ventures Limited & Others."** These official records are directly relevant to the legality and transparency of the environmental appraisal process and cannot be dismissed as "fresh pleas." Under the **EIA Notification, 2006**, issued in exercise of powers under **Sections 3 and 5 of the Environment (Protection) Act, 1986**, every Project Proponent is under a continuing statutory obligation to furnish complete, true and accurate disclosures in **Form-1** and throughout the appraisal process before SEAC and SEIAA. **Paragraph 7** of the EIA Notification mandates appraisal on the basis of complete and correct material, while **Paragraph 8(vi)** expressly contemplates revocation or cancellation of an Environmental Clearance where it is founded upon concealment, suppression, false or misleading information or misrepresentation of material facts. Any failure to disclose material facts concerning the project, its proponents, parallel regulatory proceedings, alignment of natural nala/stream, stream crossing through project site or other relevant environmental information strikes at the very foundation of the appraisal process and vitiates the validity of the impugned Environmental Clearance. These issues, therefore, are neither collateral nor procedural; they arise directly from the implementation of the **Environment (Protection) Act, 1986**, a **Schedule I enactment** under the **National Green Tribunal Act, 2010**, and consequently raise substantial questions relating to the environment within the meaning of **Section 14**, while squarely falling within this Hon'ble Tribunal's appellate jurisdiction under **Section 16(h)**. The Respondent cannot simultaneously seek dismissal of the Appeal at the threshold and evade judicial scrutiny by reserving its answers on these material statutory violations for a later stage. Such selective disclosure, suppression of official records and mischaracterisation of the Appellant's pleadings are incompatible with the settled principles of environmental governance, transparency and the doctrine of utmost good faith governing environmental decision-making, and therefore the objections raised in paragraph 30 deserve to be rejected in limine.

REPLY TO PARAGRAPH 31:

The contents of Paragraph 31 are emphatically denied as being wholly misconceived, self-serving and contrary to the record. The Respondent No. 7 seeks to conclude the present proceedings through sweeping assertions rather than by addressing the substantive statutory violations specifically pleaded in the Appeal. The allegation that the Appellant has failed to establish a substantial question relating to the environment is demonstrably false, as the Appeal specifically raises violations under the Environment (Protection) Act, 1986, the EIA Notification, 2006, the Water (Prevention and Control of Pollution) Act, 1974, and other Schedule I enactments falling within the jurisdiction of this Hon'ble Tribunal. The Appeal challenges the legality of the Environmental Clearance on grounds including material concealment, incorrect and misleading disclosures in Form-1, EIA/EMP documents, hydrological and drainage-related deficiencies, non-disclosure of relevant environmental facts, and violations affecting the environmental decision-making process. These issues are neither private disputes nor contractual grievances but statutory environmental violations giving rise to a substantial question relating to the environment within the meaning of Sections 2(m), 14 and 16 of the National Green Tribunal Act, 2010.

The assertion that the Appeal is liable to be dismissed at the threshold with exemplary costs is entirely without basis. It is settled law that where credible issues regarding environmental compliance, statutory disclosure obligations, and legality of environmental clearance arise, such questions require adjudication on merits in furtherance of the precautionary principle, sustainable development and the public trust doctrine embodied in the environmental jurisprudence of India. The present Appeal raises serious issues affecting environmental governance and regulatory compliance which cannot be defeated by rhetorical allegations of mala fides or by seeking dismissal on technical grounds.

C. MATERIAL ALTERATION OF THE NATURAL DRAINAGE ALIGNMENT AND SUPPRESSION DURING ENVIRONMENTAL APPRAISAL

It is respectfully submitted that the documentary record now placed before this Hon'ble Tribunal completely demolishes the Respondents' contention that the project merely involves routine storm-water management. The official Pune Municipal Corporation Development Plan (DP) Maps, the RTI documents showing the **"Plan before Realignment"** and **"Realigned Nala"**, read together with the Hydrological Assessment Report relied upon by Respondent No.7 itself, clearly establish that a naturally existing nala/stream originally traversed the project site before ultimately joining the Mula-Mutha River situated approximately **60 metres from the project boundary**, as acknowledged in the EIA Report itself. The RTI plans further demonstrate that while the inlet and outlet of the natural drainage channel have substantially been retained, its original natural alignment passing through the interior of the project has been materially altered and shifted substantially along the project boundary by describing it as a **"Realigned Nala."** Such alteration is not a mere engineering improvement but constitutes a material modification of the natural drainage regime itself. The realignment appears to create a larger uninterrupted developable footprint within the project area, thereby substantially enhancing the development potential and commercial utilisation of the land. Whether such alteration ultimately satisfies the requirements of applicable planning regulations is a matter for adjudication; however, the documentary evidence unmistakably establishes that the natural drainage alignment shown in the original plans is materially different from the alignment ultimately proposed for development.

D. False and incomplete disclosure before the Expert Appraisal Authority

The Appellant respectfully submits that this issue goes to the very root of the environmental decision-making process. Form-1 prescribed under the EIA Notification, 2006 and the Common Application Form required complete, truthful and scientifically accurate disclosure regarding the existence of natural streams, drainage channels, diversion, alteration of watercourses, hydrological impacts and environmentally sensitive features. The Appellant has specifically pleaded that the Project Proponent answered the relevant questions relating to stream crossing, alteration of natural drainage, diversion of watercourse and allied hydrological issues in the negative or otherwise failed to make complete disclosure before the Expert Appraisal

Committee. If the project admittedly involved a naturally existing nala traversing the project site which was thereafter proposed to be realigned through engineered infrastructure, such fact constituted a material environmental consideration which required full disclosure before SEAC and SEIAA. Environmental Clearance obtained on the basis of incomplete, misleading or inaccurate disclosure cannot be sustained in law since the entire appraisal process becomes vitiated.

E. APPLICABILITY OF SHRI HAZI ARIFF V. STATE OF U.P. & ORS. TO THE PRESENT CASE: STATUTORY PROTECTION OF NATURAL WATERCOURSES AND ILLEGALITY OF OBSTRUCTION

It is respectfully submitted that the issues arising in the present Appeal are squarely governed by the principles authoritatively laid down by the Hon'ble National Green Tribunal, Principal Bench, in ***Shri Hazi Ariff v. State of U.P. & Ors.***, Original Application No.16/2014 (Order dated 10.02.2023). In that decision, the Tribunal held that natural drains, storm-water channels and their ecological buffer zones constitute environmental assets protected under the Water (Prevention and Control of Pollution) Act, 1974, the Public Trust Doctrine, and the principles of Sustainable Development and Precaution. The Tribunal categorically held that Section 24(1)(b) of the Water Act prohibits not merely pollution but also any obstruction, covering, encroachment or interference with the natural flow of a stream, and that the expression "stream" under Section 2(j) includes natural as well as man-made storm-water drains. The Tribunal further held that buffer zones adjoining drains are ecological safeguards intended to preserve hydrological integrity, prevent flooding, facilitate maintenance, and protect the environmental functions of drainage systems, and therefore constitute mandatory no-construction zones. Significantly, the Tribunal expressly rejected the contention that municipal permissions, sanctioned plans or other administrative approvals could validate environmentally impermissible activities, holding that there can be no estoppel against statutory environmental obligations and that local authorities cannot, by granting permissions, override the mandate of environmental law. Relying upon ***M.C. Mehta v. Kamal Nath***, ***M.I. Builders v. Radhey Shyam Sahu***, ***Vellore Citizens Welfare Forum*** and ***Mantri Techzone Pvt. Ltd. v. Forward Foundation***, the Tribunal reaffirmed that the State and all statutory authorities hold natural drainage systems in trust for the public and are under a continuing obligation to preserve, rather than permit the degradation or commercial exploitation of, such environmental assets. The Tribunal further held that where no environmentally acceptable alternative exists to restore the ecological integrity and free flow of a drainage system, illegal constructions and encroachments are liable to be removed notwithstanding prior permissions or investments made by private parties. Ultimately, the Tribunal directed restoration of the drainage system and removal of encroachments within the protected buffer zone as the only legally sustainable course.

The ratio of the aforesaid judgment applies with compelling force to the present case. The Appellant has specifically pleaded that the Project Proponent failed to make complete and truthful disclosures regarding the existing natural drainage system, its hydrological characteristics, and the project's interaction with the natural watercourse; that the environmental appraisal proceeded on incomplete and allegedly misleading material; and that the project involves works affecting the natural drainage regime and ecological functions requiring strict scrutiny under the EIA Notification, 2006 and the Environment (Protection) Act, 1986. If these allegations are established on the basis of the record, the Environmental Clearance cannot be sustained merely because other statutory or municipal permissions may have been obtained. As recognised in ***Shri Hazi Ariff***, environmental compliance is an independent statutory obligation which cannot be diluted by planning approvals or administrative sanctions. The validity of an Environmental Clearance necessarily depends upon a lawful, complete and scientifically accurate appraisal of the environmental consequences of the project. Where material environmental features affecting drainage, hydrology or ecological safeguards are suppressed, misrepresented or inadequately assessed, the decision-making process itself stands vitiated. The Respondents' reliance upon subsequent reports or technical justifications cannot cure defects in the original appraisal process if material facts were not fairly disclosed before the Expert Appraisal Committee and the Regulatory Authority. Accordingly, the principles affirmed in ***Shri Hazi Ariff*** strongly reinforce the Appellant's challenge to the legality of the impugned Environmental Clearance and warrant strict judicial scrutiny of whether the statutory environmental decision-making process complied with the requirements of transparency, scientific assessment and environmental protection mandated by law.

F. ABSENCE OF RED LINE/BLUE LINE ASSESSMENT RAISES SERIOUS DOUBTS REGARDING THE ADEQUACY OF THE ENVIRONMENTAL APPRAISAL

It is respectfully submitted that the environmental appraisal undertaken in the present case is further rendered questionable by the apparent absence of any comprehensive **Red Line/Blue Line flood-line assessment**, despite the EIA Report itself recording that the **Mula-Mutha River is situated approximately 60 metres from the project boundary**. The project is admittedly hydrologically connected to the river through a natural nala/stream traversing the project site, as reflected in the Development Plan maps (Annexure R-9), the comparative plans showing the original and realigned nala alignment (Annexure R-8), the building footprint and site layout (Annexure R-10), and the Respondents' own Hydrological Assessment Report. Notwithstanding these material environmental features, neither the EIA Report, nor the Hydrological Assessment Report (Annexure-K to I.A. No.221 of 2026), nor the Hydro-Geological Investigation Report discloses any scientific evaluation of the applicable Red Line/Blue Line restrictions, floodplain interaction, backwater effects, cumulative flood impacts, or the implications of altering a natural drainage channel discharging into the river. The Appellant has specifically raised this issue in **Interlocutory Application No.175 of 2026**, yet the Respondents have failed to demonstrate from the environmental record that such assessment formed part of the Expert Appraisal Committee's deliberations or the decision-making process of SEIAA.

The omission assumes particular significance because the Respondents' own technical reports acknowledge that the project requires substantial engineered intervention in the existing drainage regime, including enlargement of the natural drainage system through engineered channels, large-diameter Hume pipes, detention structures, recharge systems and other hydraulic measures. Once the project itself recognises the need for such extensive intervention in a river-connected drainage system, a comprehensive assessment of flood-line restrictions and river hydrology becomes an integral component of informed environmental decision-making. In the absence of any demonstrable consideration of Red Line/Blue Line implications, the environmental appraisal appears incomplete and raises serious questions regarding compliance with the **Environment (Protection) Act, 1986**, the **EIA Notification, 2006**, and the statutory obligation to undertake a comprehensive environmental appraisal based upon complete and scientifically accurate information. Such omission attracts the **Precautionary Principle**, the **Public Trust Doctrine**, the principle of **Sustainable Development**, and **Intergenerational Equity**, all of which require environmental authorities to resolve scientific uncertainty in favour of protecting river systems, natural drainage corridors and floodplain ecology rather than permitting irreversible development without a demonstrably comprehensive assessment.

G. VIOLATION OF STATUTORY ENVIRONMENTAL OBLIGATIONS

The Appellant respectfully submits that the material placed on record prima facie raises serious issues regarding compliance with **Sections 24(1)(a) and 24(1)(b) of the Water (Prevention and Control of Pollution) Act, 1974**, which prohibit knowingly causing or permitting any poisonous, noxious or polluting matter to enter a stream and prohibit any obstruction, interference or activity likely to impede the proper flow of a stream. The expression "stream" has consistently received a broad and purposive interpretation under environmental jurisprudence. The alteration of the natural drainage alignment, if established, also requires examination in light of **Regulation 3.1.1(ii) of the Unified Development Control and Promotion Regulations (UDCPR)** governing canalisation and alignment of natural nallas. Likewise, Sections **3, 5 and 15 of the Environment (Protection) Act, 1986**, the mandatory disclosure obligations under **Form-1 and the EIA Notification, 2006**, and the jurisdiction of this Hon'ble Tribunal under **Sections 14, 16, 20 and 33 of the National Green Tribunal Act, 2010**, become directly attracted since the legality of the Environmental Clearance depends upon whether the statutory environmental appraisal proceeded upon complete, truthful and scientifically accurate disclosure of all material environmental facts.

H. FAILURE OF RESPONDENT NO. 7 TO SPECIFICALLY TRAVERSE THE DOCUMENTARY EVIDENCE REGARDING THE NATURAL NALA

The Respondent has failed to specifically answer or rebut the official Pune Municipal Corporation Development Plan Maps, RTI records depicting the original and realigned alignment of the natural nala, and the approved Building Footprint available on the PARIVESH portal, all of which prima facie indicate material alteration of the natural drainage corridor. Such omission goes to the root of the environmental appraisal process and raises serious issues regarding compliance with Sections 24(1)(a) and 24(1)(b) of the Water (Prevention and Control of Pollution) Act, 1974, Regulation 3.1.1(ii) of the Unified Development Control and Promotion Regulations (UDCPR) governing preservation and canalisation of natural nallas, Sections 3, 5 and 15 of the Environment (Protection) Act, 1986, and the mandatory disclosure obligations prescribed under Form-1 and the EIA Notification, 2006. If the existence, original alignment, proposed realignment and environmental consequences of the natural stream were not fully and truthfully disclosed before SEAC and SEIAA, the very foundation of the environmental appraisal stands vitiated, rendering the impugned Environmental Clearance liable to be set aside.

I. REPLY TO THE FALSE AND UNSUBSTANTIATED ALLEGATIONS OF LACK OF BONA FIDES ARISING FROM THE APPELLANT'S E-MAILS DATED 12/13.04.2024

Without prejudice to the submissions already made, the Respondent No. 7 has once again sought to rely upon the Appellant's e-mails dated 12/13.04.2024 addressed to Mr. Sanjiv Bajaj sir in an attempt to manufacture an allegation of mala fides. The said contention is wholly misconceived, contrary to the admitted chronology of events, unsupported by any evidence and inconsistent with the Respondent's own corporate records. The Appellant had merely addressed an introductory communication to the Chairman of the Bajaj Group in view of the Respondent's widely publicised commitments relating to sustainable development, environmental protection and generation of local employment. Significantly, the Respondent has failed to produce a single document demonstrating that the Appellant ever submitted any quotation, participated in any tender process, attended any commercial meeting, negotiated any contractual terms, received any assurance, work order or contract, or derived any financial or pecuniary benefit whatsoever. Mere dispatch of an introductory communication, in the complete absence of any commercial transaction, cannot in law or on facts be elevated into evidence of an ulterior motive or lack of bona fides. The allegation is therefore based entirely on conjecture and not on any admissible evidence.

The Respondent's own documentary record further demolishes its allegation. The certified Board Resolutions passed by Bajaj Allianz Life Insurance Company Limited dated 21.07.2023, Bajaj Allianz General Insurance Company Limited dated 21.07.2023, Bajaj Finance Limited dated 26.07.2023, Bajaj Finserv Ventures Limited dated 24.04.2024 and Bajaj Finserv Limited dated

30.01.2025 consistently delegate the implementation of the Mundhwa Project, including procurement of contractors, execution of project documents, approval of payments and other project-related functions, to specifically identified authorised officers. The Respondent has not produced any Board Resolution, delegation of authority or contemporaneous corporate record establishing that Mr. Sanjiv Bajaj sir was the designated officer responsible for procurement of contractors or award of excavation work in respect of the Mundhwa Project. The Respondent's own corporate records demonstrate that project implementation and contractual matters were entrusted to designated authorised officers, thereby rendering the allegation wholly speculative and unsupported by its own documentary evidence.

The admitted chronology of events completely negatives the Respondent's theory. The e-mails relied upon are dated 12/13.04.2024. The Board Resolution of Bajaj Finserv Ventures Limited authorising implementation of the Mundhwa Project was passed only on 24.04.2024, while the proposal seeking Terms of Reference under the EIA Notification, 2006 was submitted much later on 18.09.2024. Thus, on the dates of the alleged correspondence, the statutory environmental appraisal process had not even commenced. The Respondent has failed to explain how an alleged refusal of work in April 2024 could constitute the motive for challenging an Environmental Clearance granted only after completion of a subsequent statutory process. The allegation is therefore inherently improbable, contrary to the admitted timeline and liable to be rejected outright.

The legality of the impugned Environmental Clearance must necessarily be examined on the touchstone of the Environment (Protection) Act, 1986, the EIA Notification, 2006, the Water (Prevention and Control of Pollution) Act, 1974 and the settled principles governing environmental rule of law, and not on speculative imputations concerning the Appellant's motives. The repeated attempt by the Respondent to divert the attention of this Hon'ble Tribunal from the substantive statutory violations pleaded in the Appeal by relying upon an isolated pre-appraisal e-mail, unsupported by any commercial transaction or documentary evidence, is nothing but an attempt to evade judicial scrutiny of the serious environmental and legal infirmities affecting the impugned Environmental Clearance. The allegations contained in the Rejoinder are therefore false, irrelevant, legally untenable and deserve to be rejected with costs.

J. RESPONDENT'S FAILURE TO REBUT EVIDENCE DEMONSTRATING THE CUMULATIVE ENVIRONMENTAL IMPACTS IN THE PROJECT LOCALITY

The Respondent has conspicuously failed to answer or specifically traverse Annexures R-11 to R-17, which were placed on record to demonstrate the continuing environmental consequences arising from obstruction, diversion and degradation of natural drainage systems, flood plains and storm-water infrastructure in Pune, particularly within the Mundhwa–Kalyani Nagar–Koregaon Park corridor encompassing the Project locality. The documentary record includes contemporaneous reports of recurring flooding, waterlogging of residential societies, inundation of public roads, obstruction of canals and natural drainage channels, criminal proceedings initiated for alteration of natural watercourses, as well as judicial intervention directing removal of constructions situated within flood lines. Significantly, Annexure R-17 concerns the present Project itself and records public objections that replacement of natural drainage channels, ecological corridors and biodiversity infrastructure by intensive urban development would aggravate flood risk, ecological degradation and loss of environmental resilience, while calling for independent scientific assessment before irreversible developmental activities are permitted. These documents were produced not as determinative evidence by themselves but as corroborative material demonstrating the prevailing environmental conditions, cumulative impacts and public consequences that required careful consideration during the environmental appraisal process.

K. CUMULATIVE DOCUMENTARY EVIDENCE WARRANTS CANCELLATION OF THE ENVIRONMENTAL CLEARANCE

The Appellant respectfully submits that the Pune Municipal Corporation Development Plan, the RTI plans depicting the original and realigned nala, the approved Building Footprint available on the PARIVESH portal, the Hydrological Assessment Report, the Hydro-Geological Investigation Report, the EIA Report recording the proximity of the project to the Mula-Mutha River, and the absence of any comprehensive Red Line/Blue Line assessment collectively establish a prima facie case that the natural drainage system and its ecological consequences were not evaluated in the manner mandated by the Environment (Protection) Act, 1986, the EIA Notification, 2006 and the governing environmental principles. These cumulative circumstances attract judicial scrutiny under Sections 14, 16 and 20 of the National Green Tribunal Act, 2010 and require application of the **Precautionary Principle**, **Public Trust Doctrine**, **Sustainable Development**, **Polluter Pays Principle** and **Intergenerational Equity**. In these circumstances, the impugned Environmental Clearance cannot be presumed valid merely because subsequent engineering solutions have been proposed; rather, the legality of the environmental decision-making process itself falls for consideration.

L. Apparent Reduction of the Ecological Corridor Requires Independent Verification

The Appellant respectfully submits that the documentary record further raises a serious question whether the natural drainage corridor together with its ecological buffer has been fully preserved as required under the applicable planning and environmental framework. The approved building footprint, when compared with the Development Plan and RTI drawings, prima facie indicates that the proposed development extends immediately adjacent to the drainage corridor, thereby requiring judicial examination as to whether the prescribed no-construction buffer, ecological safeguards and natural flow characteristics have in fact been maintained throughout the project. This issue cannot be dismissed as a mere planning matter because the preservation of natural drainage corridors directly affects flood routing, groundwater recharge, river connectivity, biodiversity and downstream environmental safety.

M. RESPONDENT'S REPEATED PROCEDURAL DIVERSIONS

It is respectfully submitted that the present Appeal has already undergone multiple hearings before this Hon'ble Tribunal on **04.11.2025, 19.11.2025, 11.12.2025, 20.03.2026 and 27.04.2026**. Despite repeated opportunities, the Respondent has consistently avoided addressing the substantive environmental issues raised in the Appeal and has instead sought to divert the proceedings towards collateral questions relating to maintainability, locus standi, alleged bona fides and other preliminary objections. The present proceedings demonstrate a consistent attempt to shift the focus away from the legality of the impugned Environmental Clearance and the statutory violations specifically pleaded in the Appeal. Such an approach unnecessarily prolongs the adjudication of substantial environmental questions and is contrary to the object of the National Green Tribunal Act, 2010, which envisages expeditious and effective resolution of environmental disputes. It is therefore respectfully submitted that the preliminary objections, having been fully addressed, deserve to be rejected so that the Appeal and I.A. may proceed to adjudication on its merits.

N. PRAYER

In view of the facts and circumstances stated hereinabove, it is most respectfully prayed that this Hon'ble Tribunal may be pleased to:

a. Dismiss Interlocutory Application No. 221 of 2026 as being devoid of merit, founded on extraneous allegations, unsupported by cogent evidence, and constituting an abuse of the process of this Hon'ble Tribunal;

b. Hold that the present Appeal discloses substantial questions relating to environment within the meaning of Section 2(m) of the National Green Tribunal Act, 2010 and is maintainable under Section 16 of the said Act.

c. Hold that the Respondent has failed to establish any ground warranting rejection or dilution of the present Appeal, and that the allegations regarding the Appellant's bona fides, locus standi and alleged commercial motive are wholly irrelevant, unsubstantiated and legally untenable;

d. Direct that the Appeal be adjudicated solely on the legality and validity of the impugned Environmental Clearance under the Environment (Protection) Act, 1986, the EIA Notification, 2006 and the National Green Tribunal Act, 2010, without being influenced by matters extraneous to the environmental issues involved;

e. Admit Appeal No. 529 of 2025 (WZ) for final hearing and decide the same in accordance with law by setting aside the environment clearance

f. Hon'ble Tribunal may be pleased to implead the other Bajaj group entities, being co-owners, co-project proponents and/or beneficiaries of the impugned Environmental Clearance, as necessary and proper parties to the present proceedings, in order to secure complete, effective and binding adjudication of all issues arising in the Appeal.

g. Pass such further or other order(s) as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the case.

VERIFICATION

I, **Akshay Sunil Jagtap**, the above-named Deponent, do hereby verify that the contents of paragraphs above of the foregoing Sur-Rejoinder are true and correct to my personal knowledge, information derived from official records, and legal advice believed to be true. Nothing material has been concealed therefrom.

Verified at **Pune**, Maharashtra, on this 14th day of July 2026.

Akshay Sunil **Jagtap**
Appellant

BEFORE THE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH, PUNE

APPEAL NO. 529 OF 2025 (WZ)

I.A. No.175 of 2026 (WZ)

I.A. No.221 of 2026 (WZ)

Akshay Sunil Jagtap

...Appellant

Versus

SEIAA Maharashtra & Ors.

...Respondents

AFFIDAVIT IN SUPPORT OF SUR-REJOINDER

I, **Akshay Sunil Jagtap**, Age: 33, Occupation: Self Employed, residing at 211,Datta Chowk Road,Mundhawa,Pune 411036, the Appellant in Appeal, do hereby solemnly affirm and state as follows:

1. I am the Appellant in the present Appeal and am well acquainted with the facts and circumstances of the case. I am competent to swear this Affidavit.
2. I have read the Rejoinder filed by Respondent No. 7 to the Appellant's Reply/Objections to Interlocutory Application No. 221 of 2026. The accompanying Sur-Rejoinder is being filed only to respond to the new factual and legal contentions raised therein and to assist this Hon'ble Tribunal in arriving at a just and proper adjudication.
3. The statements made in the accompanying Sur-Rejoinder are true and correct to my personal knowledge, information derived from official records, documents placed on record, and legal advice received by me, which I believe to be true.
4. The filing of the present Sur-Rejoinder shall not be construed as an admission of any allegation or contention of Respondent No. 7, except to the extent specifically admitted therein. All rights and contentions of the Appellant are expressly reserved.
5. I respectfully pray that this Hon'ble Tribunal may be pleased to take the accompanying Sur-Rejoinder on record and consider the same while deciding Interlocutory Application No. 221 of 2026, and pass such further orders as may be deemed fit in the interest of justice.

VERIFICATION

I, **Akshay Sunil Jagtap**, the above-named Deponent, do hereby verify that the contents of paragraphs 1 to 5 above are true and correct to my personal knowledge, information derived from official records, and legal advice believed to be true. Nothing material has been concealed therefrom.

Verified at **Pune**, Maharashtra, on this 14th day of July 2026.

Deponent

Akshay Sunil Jagtap

BEFORE ME

MADHURI VASANTRAO PAWAR
ADVOCATE & NOTARY
GOVT. OF INDIA

MADHURI VASANTRAO PAWAR
Sr. No. 40/2, J.J. Niwas, Keshavnagar,
Mundhwa, Pune-411036
Mob.: 9764292996

NOTARY
ADV. MADHURI VASANTRAO PAWAR
PUNE
REGD. No.22276
EXP. DT. 11/07/2030
GOVERNMENT OF INDIA

14 JUL 2026

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CHALLAN २०२२

MTR Form Number-6

GRN MH013416522202122M	BARCODE	Date 31/01/2022-13:26:17	Form ID

Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	AADCB2924N
Office Name HVL_HAVELI NO1 SUB REGISTRAR		Full Name	BAJAJ FINSERV LIMITED AND OTHERS
Location PUNE			
Year 2021-2022 One Time		Flat/Block No.	SURVEY NO 84 PART CTS NO 1271 PART AND
		Premises/Building	1268 PART
Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	89700000.00	Road/Street	MUNDHWA
0030063301 Registration Fee	30000.00	Area/Locality	PUNE
		Town/City/District	
		PIN	4 1
		Remarks (If Any)	
		PAN2=AAFCB0273N~SecondPartyName=BRAMHA	
DEFACED ₹ 89730000.00			
		Amount In	Eight Crore Ninety Seven Lakh Thirty Thousand Rupe
Total	8,97,30,000.00	Words	es Only
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00040572022013132348 CPABJNWSS4
Cheque/DD No.		Bank Date / RBI Date	31/01/2022-13:26:40 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 8600044508

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-329-2051	0006001748202122	31/01/2022-19:52:59	IGR018	

 Print Date 31-01-2022 07:59:55

GRN : MH012416622202122M **Amount : 8,97,30,000.00** **Bank :** STATE BANK OF INDIA **Date :** [illegible]

2	(iS) 3/9 2011	0006001748202122	31/01/2022-19:52:59	IGR018	[illegible]
		Total Defacement Amount			8,97,30,000.00

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

सह. दुय्यम निबंधक वर्ग-२ हवेली क्र. ११

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Print Date 31-01-2022 07:59:55

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

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Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	3101202215528	**Receipt Date**	31/01/2022

Received from BRAMHACORP LIMITED, Mobile number 9999999999, an amount of Rs 1800/-, towards Document Handling Charges for the Document to be registered on Document No. 2011 dated 31/01/2022 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.

DEFACED
₹ 1800
DEFACED

Payment Details

Bank Name	CNRB	**Payment Date**	31/01/2022
Bank CIN	10004152022013113485	**REF No.**	196884507006557
Deface No	3101202215528D	**Deface Date**	31/01/2022

This is computer generated receipt, hence no signature is required.

SUB-REGISTRAR CLASS-II HAVELI-11

CHALLAN
MTR Form Number-6

GRN MH012416622202122M	**BARCODE**	**Date** 31/01/2022-13:26:17	**Form ID**
Department Inspector General Of Registration		**Payer Details**	
Type of Payment Stamp Duty Registration Fee		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AADCB2924N
Office Name HVL1_HAVELI NO1 SUB REGISTRAR		**Full Name**	BAJAJ FINSERV LIMITED AND OTHER
Location PUNE			
Year 2021-2022 One Time		**Flat/Block No.**	SURVEY NO 84 PART CTS NO 1271 PART AND
		Premises/Building	1268 PART
Account Head Details	**Amount In Rs.**		
0030046401 Stamp Duty	89700000.00	**Road/Street**	MUNDHWA
0030063301 Registration Fee	30000.00	**Area/Locality**	PUNE
		Town/City/District	
		PIN	4 1 1 0 3 6
		Remarks (If Any)	PAN2=AAFCB0273N~SecondPartyName=BRAHMACORP LIMITED~
		Amount In Words	Eight Crore Ninety Seven Lakh Thirty Thousand Rupees Only
Total	8,97,30,000.00		
Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		**Bank CIN** Ref. No.	00040572022013132348 CPARJNWSC4
Cheque/DD No.		**Bank Date** RBI Date	31/01/2022-13:26:40 Not Verified with RBI
Name of Bank		**Bank-Branch**	STATE BANK OF INDIA
Name of Branch		**Scroll No. , Date**	Not Verified with Scroll

Department ID : Mobile No. 8600044508

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

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SALE DEED

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SALE DEED

SALE DEED made and executed at Pune this 31st day of Jan, 2022

BETWEEN

BRAMHACORP LIMITED, a limited Company incorporated and registered under the provisions of the Companies Act 1956, bearing PAN : AAFCB0273N, having its registered office at 3, Queen Garden Road, Pune 411001, Maharashtra and hereinafter referred to as the **'VENDOR'** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's successors in title, its receivers, assigns, executors, official liquidators, or the Company or Companies in which the said Company may be merged or amalgamated including but not limited to M/s. Orbicon Land Developers Private Limited which stand merged into the Vendor) represented through its authorized Director Mr. Ajay R. Agrawal whole-time director authorized vide Board Resolution dated 20th November, 2021.

... OF THE ONE PART

AND

1. **Bajaj Finserv Limited,** a company registered under the Companies Act 1956 and hereinafter referred to as **"PURCHASER No. 1"**, (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include their executors and administrators bearing CIN : L65923PN2007PLC130075, PAN : AADCB2924N) through its Authorised Signatory Mr. S. Sreenivasan, Chief Financial Officer and Mr. Mahesh Kunkulol – Head Real Estate and Infrastructure, duly authorised vide Board Resolution dated 11th August, 2021.

2. **Bajaj Finserv Ventures Limited**, a company registered under the Companies Act 1956 and hereinafter referred to as "PURCHASER No.

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2", (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include their executors and administrators bearing CIN : U65990PN2021PLC204605, PAN : AAKCB1702B) through its Authorised Signatory Mr. S. Sreenivasan – Authorised Signatory and Mr. Mahesh Kunkulol – Authorised Signatory, duly authorised vide Board Resolution dated 4th October, 2021.

3. **Bajaj Finance Limited,** a company registered under the Companies Act 1956 and hereinafter referred to as **"PURCHASER No. 3"**, (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include their executors and administrators, bearing CIN : L65910MH1987PLC042961, PAN : AABCB1518L) through its Authorised Signatory Mr. Mahesh Kunkulol – Authorised Signatory and Ms. Uma Shende – Authorised Signatory duly authorised vide Board Resolution dated 15th March, 2021.

4. **Bajaj Allianz Life Insurance Company Limited,** a company registered under the Companies Act 1956 and hereinafter referred to as **"PURCHASER No. 4"**, (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include their executors and administrators) CIN : U66010PN2001PLC015959, PAN : AADCA1701E through its Authorised Signatory Mr. Anil P M, Head – Legal and Chief Compliance Officer, duly authorised vide Board Resolution dated 16th January, 2019.

5. **Bajaj Allianz General Insurance Company Limited,** a company registered under the Companies Act 1956 and hereinafter referred to as **"PURCHASER No. 5"**, (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include their executors and administrators) CIN : U66010PN2000PLC015329, PAN AABCB5730G, through its Authorised Signatory Mr. Onkar Kothari, Chief

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Compliance Officer duly authorised vide Board Resolution dated 16th January, 2019.

'PURCHASER NO. 1', 'PURCHASER NO. 2', 'PURCHASER NO. 3', 'PURCHASER NO. 4' and 'PURCHASER NO. 5' shall wherever the context so permit collectively be referred to as the said **"PURCHASERS"** (which expression shall unless it be repugnant to the meaning or context thereof, be deemed to mean and include their respective administrators, executors and assigns of each and every one of them)

... OF THE OTHER PART

WHEREAS the Vendor abovenamed are the owners of and otherwise well and sufficiently entitled to all that piece and parcel of property being contiguous land parcels totally admeasuring 01 Hectare 38.67 Ares i.e. 13,867 sq. mtrs. bearing ;

Survey No./ Hissa No./	**Corresponding CTS No.**	**Total Area Hectare - Ares**	**Holding of the Vendor Hectare - Ares**
84/3	1271	00 – 72	00 - 72
84/4B/1	1268	00 – 32.50	00 - 32.50
84/6	1271	00 – 49	00 - 34.17

all situated at Village Mundhwa, Taluka Pune City, District Pune hereinafter collectively referred to as the **"said Property"** and more particularly described in the schedule hereunder.

AND WHEREAS the Vendor i.e. M/s. Bramha Corp Limited have acquired the separate parcels of land out of the said Property under various registered Deeds /Indenture read with Correction Deed from its erstwhile owners and which are detailed as under :

Survey No./ Hissa No./ (Corresponding CTS No.)	Area Hectare - Ares	Erstwhile owner	Sale Deed dated /reg. no.
84/3 (1271)	00 - 10.80	Gopalsingh Parmar and 2 others	13/02/2007 822/2007

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

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Haveli No. 6

Correction Deed
for rectifying the name of
the Purchaser
29/07/2015
5969/2015
Haveli No. 23

	00 - 28.80	Himanshu Vinodkumar Agarwal and 3 others	10/01/2020 296/2020 Haveli No. 2
84/4B/1 (1268)	00 - 03	Himanshu Vinodkumar Agarwal and 3 others	10/01/2020 296/2020 Haveli No. 2
84/6 (1271)	00 - 4.88	Prakash M. Oswal and 2 others	08/12/2006 9851/2006 Haveli No. 12 Correction Deed for rectifying the name of the Purchaser 06/08/2015 6266/2015 Haveli No. 23
	00 - 9.76	Krushna G. Patel and other	08/12/2006 9853/2006 Haveli No. 12 Correction Deed for rectifying the name of the Purchaser 04/08/2015 5971/2015 Haveli No. 23
	00 - 9.76	Nandu Laxman Chavhadke and others	08/12/2006 9852/2006 Haveli No. 12 Correction Deed for rectifying the name of the Purchaser 29/07/2015

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Haveli No. 23

AND WHEREAS One Orbicon Land Developers Private Limited have under various registered Deeds /Indenture acquired remaining parcels of land out of the said Property from its erstwhile owners and which are detailed as under :

Survey No / Hissa No./ (Corresponding CTS No.)	Area Hectare - Ares	Erstwhile owner	Sale Deed dated /reg. no
84/6 (1271)	00 - 10.80	Abdul Kadir Jafffari	05/07/2018 10409/2018 Haveli No. 23
	00 - 5.40	Imtiaz Jaffari	05/07/2018 10408/2018 Haveli No. 23
	00 - 5.40	Iftekhar Jaffari	05/07/2018 10410/2018 Haveli No. 23
	00 - 10.80	Mokhtar Mohammad	05/07/2018 9790/2018 Haveli No. 11
84/4B/1 (1268)	00 - 7.83	Abdul Kadir Jafffari	05/07/2018 10409/2018 Haveli No. 23
	00 - 10.83	Imtiaz Jaffari	05/07/2018 10408/2018 Haveli No. 23
	00 - 10.84	Iftekhar Jaffari	05/07/2018 10410/2018 Haveli No. 23
84/6 (1271)	00 - 9.77	Abdul Kadir Jafffari	05/07/2018 10409/2018 Haveli No. 23

all situated at Village Mundhwa, Taluka Pune City, District Pune.

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AND WHEREAS under a Scheme of amalgamation of the said M/s. Orbicon Land Developers Private Limited with the Vendor herein under Section 230 to 232 of the Companies Act, 2013 the said M/s. Orbicon Land Developers Private Limited was vide Order dated 28/04/2020 passed by the National Company Law Tribunal Special Bench Mumbai in the Company petition (CAA) No. 3766/MB.III/2019 declared as merged being an 100% subsidiary of the Vendor herein and thereby the aforesaid properties held by it stood vested absolutely unto the Vendor abovenamed.

AND WHEREAS the Vendor has availed of a loan by mortgage of the said Property from INDUSIND Bank, represented through IDBI Trusteeship Services ('said Mortgagee Bank') and have currently an outstanding amount of Rs. 16,85,00,000/- (Rupees Sixteen Crores Eighty Five Lakhs Only) has been settled in terms of the NOC dated 31/01/2022 as No Due Certificate received against loan A/c 5100034798767 bearing Account Ref. No. 5100034798767 dated 31/01/2022 issued by the said Bank and registered Release Deed (Serial no. 2457/2022, registered in the Haveli No.10 sub-registrar office, dated 31/01/2022) ('said Release Deed'), a copy of INDEX II of the said Release Deed and No Dues Certificate from Mortgagee Bank are annexed hereto. The Purchasers abovenamed have accordingly as per the said condition imposed and on the specific directions and requirements of the Vendor has paid and cleared the same for and on behalf of the Vendor by directly issuing as per the Vendor's directions the consideration to the extent of the said due and outstanding amount of Rs. 16,85,00,000/- (Rupees Sixteen Crores Eighty Five Lakhs Only) which has been appropriated towards the consideration payable the Purchasers to the Vendor to the loan account of the said Bank bearing Account No. 25902011[illegible] upto to the extent of such amount paid by the Purchasers to the said Bank in discharge of the liability of the Vendor to the said bank and in full and final settlement and repayment of the entire loan and interest and all dues on behalf of the Vendor simultaneously with/on/before the execution hereof and the Vendor has executed the said Release Deed with the said Mortgagee Bank to formally

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redeem the mortgage and caused said Mortgagee Bank to return all the original title deeds of the said Property to the Purchasers herein.

AND WHEREAS the Vendor has agreed to sell their right, title and entitlement in the said Property more particularly described in the schedule hereunder to the Purchasers abovenamed free from all encumbrances and/or defects in title at or for a consideration as shown hereinbelow.

AND WHEREAS it is formally recorded and confirmed inter-se between the Purchasers that the Purchaser Nos. 1, 2, 3, 4 and 5 herein are hereunder respectively acquiring a 7%, 30.50%, 57.50%, 4% and 1% undivided share and stake in the said property and the Purchasers have paid the consideration in the same proportion of their agreed respective holding in the said Property

1.1 **NOW THIS DEED WITNESSETH** that in consideration of a sum of Rs. 149,50,00,000/- (Rupees one hundred forty nine crores fifty lakhs only) paid by the Vendor in full on or before the execution of these presents by the Purchasers (in proportion to their respective inter-se agreed undivided share and stake of 7%, 30.50%, 57.50%, 4% and 1%) to the Vendor vide ;

A a sum of Rs. 10,00,00,000/- (Rupees ten crores only) less the TDS of Rs. 10,00,000/- paid by the Purchasers to the Vendor on the execution hereof vide Cheque No. 010294 dated 08/12/2021 drawn by CITI BANK to BRAMHACORP LIMITED (the payment and receipt whereof the Vendor hereby admit, acknowledge, release, discharge and acquit the Purchasers therefrom).

B Balance sum of Rs. 122,65,00,000/- (Rupees One Hundred Twenty Two Crores Sixty Five Lakhs Only) less TDS of 1% on the aggregate consideration is paid by the Purchasers to the Vendor and/or to the Vendor's Bankers at the Vendor's direction as under :

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

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i. a sum of Rs. 16,85,00,000/- (~~Rupees Sixteen Crores~~ Eighty Five Lakh Only ~~Only)~~ paid and credited vide electronic transfer bearing Bank Name : HDFC Bank, UTR No. HDFCR52022012993288486 dated 29/01/2021 at the Vendor's and the Mortgagee Bank's joint direction to the loan account of the Borrowers, i.e. Indusland Bank, Camp Pune Branch, IFSC Code INDB0000002 which has been appropriated/reduced from the consideration payable by the Purchasers to the Vendor up to the extent of such amount paid by the Purchasers to the said Bank in discharge of the liability of the Vendor to the said bank in full on behalf of the Vendor and as per the Vendor's directions and requirements [the receipt of which towards the agreed consideration the Vendor acknowledge, release, discharge and acquit the Purchasers therefrom].

ii. A sum of Rs. 122,65,00,000/- (Rupees One Hundred Twenty Two Crores Sixty Five Lakhs Only) after deduction of Total TDS of Rs. 1,39,50,000/- is paid to the Vendor.

[the receipt of which full and final consideration the Vendor acknowledge, release, discharge and acquit the Purchasers therefrom].

The details of all the payments made to Vendor by Purchasers are annexed hereto under Annexure F of this Sale Deed.

The consideration amount paid/payable is amount after deduction of tax at source u/s. 194 IA of the Income Tax Act as applicable w. e. f. 01/06/2013 and the Purchasers have deducted tax at source @ 1% (or at the rate as applicable under the Income Tax Act and rules made thereunder, for the time being in force) of the amount of consideration payable for payees who have been allotted a Permanent Account Number (PAN) by Income Tax department, Government of India and the Purchasers shall provide to the Vendor certificate of deduction for the amount so deducted.

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Applicability of GST
The agreed amount of entire consideration paid by the Purchasers to the Seller is wholly towards sale of land which is out of the ambit of levy of GST as per clause 5 of Schedule III of the Central Goods and Services Tax Act, 2017 and Maharashtra Goods and Services Tax Act, 2017.

INDUSIND Bank, represented through IDBI Trusteeship Services in whose favour a charge was created in the said Property, have by their No-Objection Certificate dated 31/01/2022, confirming that it has no objection to execute these presents in respect of the said Property in favour of the Purchasers. A copy of the said No-Objection Certificate dated 31/01/2022 is annexed hereto. The Vendor has already executed and registered requisite a Deed of Release / Redemption/ Reconveyance. A copy of Index II thereof is annexed hereto and marked as "Annexure B"

1.2 The Vendor do hereby and hereunder convey, assign, transfer, sell and assure all their rights, title and interest in the said property more particularly described in the schedule hereunder free from all or any encumbrances and defects in title UNTO the Purchasers and the Vendor do further assure unto and to the use of the Purchasers the said property together with all houses, edifices, sheds, barns, buildings, yards, compounds, sewers, trees, drains, way paths, passages, common gullies, water courses, lights, liberties, rights, privileges, easement and appurtenances whatsoever to the said property hereditaments or any part thereof belonging or in any way pertaining or usually held or occupied therewith or reputed to belong or to be appurtenant thereto AND ALL the estates, rights, title, and interest to the said property whatsoever both at law and in equity of the Vendor into and upon the said property and every part thereof TO HAVE AND TO HOLD all that piece and parcel of land being the said property hereby granted, released, conveyed and assured or expressed unto and to the use of the Purchasers forever SUBJECT to the payment of all future rents, rates, taxes, assessment, duties, and dues hereafter TO BECOME PAYABLE TO THE Government of Maharashtra/concerned local authority or to the Municipality or

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI 11

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any other Public body in respect thereof AND the Vendor do hereby covenant with the Purchasers that notwithstanding any act, deed and any matter or things whatsoever by the Vendor or by any of their predecessors and ancestors in title or by any person or persons lawfully or equitably claiming, by, from, through, under or in trust for them done, made, omitted, or executed knowingly or willingly suffered to the contrary they the Vendor now hath in itself good right and absolute power and authority to grant, release, convey and assure in the manner aforesaid the said property to the Purchasers and that it shall be lawful for the Purchasers from time to time and at all times hereafter to peaceably and quietly enter upon have, occupy, hold, develop, possess, make use of and enjoy the said property hereby granted, sold, conveyed unto and to the use of the Purchasers in the manner aforesaid AND THAT the Purchasers and their executor/s, administrator/s, representatives and assigns shall and may at all times hereafter peaceably and quietly possess, develop, make use of and enjoy the said Property and receive the rents and profits thereof and every part thereof for their own use and benefits without any lawful eviction, interruption, claim or demand whatsoever from the Vendor or its heirs/successor in title, administrator/s and representatives or by any person or persons lawfully or equitably claiming by, from under or in trust for them/him or any of their heirs or ancestors or predecessors in title AND FURTHER that the Vendor and all person or persons having or lawfully or equitably claiming any estates, rights, title or interest at law or in equity in the said property hereby granted or any part thereof by, from, under or in trust for them the Vendor or their respective heirs, administrator/s, representatives shall and will hereinafter from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely and assuring the said property hereby granted UNTO and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required by the Purchasers their heirs executors, administrators or assigns to their own acts and the Vendor do hereby covenant with the Purchasers that the Vendor has not knowingly or willingly

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suffered or been privy to any acts, deeds or things whereby it is prevented from granting and conveying the said property in the manner aforesaid or whereby the same or any part thereof are, is can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.

The Vendor is aware that the Purchasers are purchasing the said property for developing it for commercial and/or office use ("Intended Use") and the Vendor represents and warrants that the applicable Development Control Rules and the existing zone certificate permit the Intended Use for the said property and there is no objection, challenge or obstacle which may affect application for relevant permits or licences on the Intended Use of the said Property. The Vendor has provided the existing zone certificate which is annexed hereto as Annexure A

1.3 REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE VENDOR

1.3.1 The Vendor hereby represent, warrant and covenant to the Purchasers in terms set forth herein (collectively the "Warranties") and acknowledge that the Purchasers have agreed to enter into this Sale Deed in reliance on such Warranties :

a) that the said Property is situated in the residential zone (as reflected in the DP Extract hereto annexed and marked "Annexure D" and is duly notified so as per the Government Notification bearing No. TPS-1815/209/CR69/50/DP-Pune-sanction/D-13 dated 5 January 2017 which is annexed hereto as "Annexure D"); as per the Zone Certificate bearing Outward No. ZC2021491010489 dated 04/9/2020 issued by PMC the land Survey No. 84 falls partly in Residential Zone and Green belt and [illegible] meter, 18 meter, 30 meter, 30 meter wide DP roads passing through it and also reservations of EWS-30, Primary School-78, proposed EPR-5[illegible] nearby river and nearby Nala.

b) that no approvals/ No-Objection Certificates ("NoC") and sanctions including NoC under land ceiling laws, or any other statute, are required

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for executing registering and transfer of the said Property;

c) that the relevant revenue authorities have installed pegs marking and/or have fenced the outer peripheral boundaries of the said Property;

d) that there are no disputes with neighboring land owners or others with respect to the boundary issues pending or threatened against or which may arise in respect of the said Property;

e) that the Vendor shall give the consent signature etc., so that the name of the respective Purchasers are duly entered and recorded in all governmental, land and revenue records maintained in respect of the said Property in proportion to their holdings respectively as the sole, absolute and exclusive owner thereof free from all encumbrances;

f) that there are no other tenants, kuls, unauthorized occupants, trespassers, tribals, cultivators, other occupant in the use or in occupation of any part of the said Property and no third party rights of any nature have been created on the said Property or encroachments on the said Property or any part thereof;

g) there is no notice from any governmental authority, or any other public body or authority or any notice under any law including but not limited to the Land Acquisition Act, the Land Requisition Act, Town Planning Act or any other law has been served upon the Vendor in respect of the said Property or any part thereof and that the Vendor has not received any notice from any Government authority, any public body or any other authority whereby development of the said Property and construction thereon is in any manner is or may be affected;

h) the tenure of the said Property is freehold and the provisions of the Urban Land (Ceiling and Regulation) Repeal Act, 1999 or applicable thereto ;

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i) that the Vendor has not created or suffered to exist any other mortgage, charge, lien or any encumbrances whatsoever and howsoever on or over the said Property and the said Property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or authority;

j) (i) The title of the said Property is clear and marketable and free from all encumbrances of whatsoever nature.
(ii) Vendor has secured all the permissions, approvals, consents from all the concerned and interested parties, authorities and successors to provide the representation under clause 1.3.1 (j) (i) above.

k) that the Vendor has not created any easement or quasi-easement or any burdensome or restrictive covenant or condition or any other covenant or condition adversely affecting the said Property or development and/or development thereof and nobody has claimed any such right against the Vendor relating to the said Property;

l) there is no injunction or any other order from any Court, Collector, Revenue Authority, or any other relevant authority including but not limited to the taxation authority or other dues disentitling or restraining the Vendor from dealing with the said Property or executing this Sale Deed;

m) all rent rates, taxes, assessments, duties, etc. payable by the Vendor in respect of the said Property have been paid up to date and there is no pending tax, cess, assessment, charge or outgoings payable in respect of the said Property to the Municipal Corporation, Local Body/Authority, State Government or Central Government or any other concerned local authority. All applicable amounts including nazrana (as per attached N.A. Order in Annexure G and G1 and premium for rendering the said property

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as free hold have been borne, paid and discharged by the Vendor alone. The Vendor further covenant that it shall keep the Purchasers indemnified at all times in this regard;

n) there are no outstanding encumbrances, mortgages charges, liens, notices for acquisitions, requisition, set-back, rights of tenants (protected or otherwise) or agriculturists or outstanding interest in or claim by any party made to the Vendor in respect of the said Property;

o) the Vendor is not in receipt of any order of attachment by the Income-tax Authorities or any other authority under any law for the time being in force nor any notice of acquisition or requisition is pending in respect of the said Property as on date and the said Property is not subject to the provisions of any applicable law, rule, regulation, notification etc., relating to ceiling on land/ property holdings, and consequently no clearance will be required from any authority for completing the transaction envisaged in terms of this Sale Deed;

p) neither the Vendor nor its predecessors-in-title nor anybody claiming from or under it nor any of them have or has granted any right of way, easement or license or created any other rights to or in favour of any person in over or in respect of the said Property that no such right has become effective by prescription or otherwise howsoever and that the owners or occupiers of the adjoining lands or their tenants or the public do not use or have lawful access to any part of the said Property for passing and re-passing between any points within the said Property;

q) that the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in or to the said Property hereby granted, conveyed, transferred, assigned, assured and confirmed or any part thereof by, from, under, or in trust for the Vendor or

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its successors and assigns, or any of them, the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done or executed all such further and other acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and effectually and absolutely granting, conveying, transferring, assigning assuring and confirming the said Property and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required by the Purchasers for assuring the said Property and every part thereof granted, conveyed, transferred and assured unto and the use of the Purchasers in the manner aforesaid;

2. The Vendor has this day put the Purchasers in peaceful and vacant possession of the said property to have and to hold unto their respective use absolutely and forever as owners thereof.

3. Indemnification :

3.1 The Vendor shall be liable to compensate and indemnify, defend and hold harmless the Purchasers, its directors, officers and employees, from and against any and all losses, liabilities, damages, demands, claims, actions, judgments or causes of action, assessments, interest and penalties based upon or, arising out of, or in relation to or in connection with.

(a) any inaccuracy in or any breach of any representations, warranties or any covenant or of the Vendor contained in this Agreement, or any document or other papers delivered by the Vendor to the Purchasers in connection with or pursuant to this Sale Deed; and

(b) any act or failure to act by the Vendor that is inconsistent with or in any manner deprives the Purchasers of the full benefit of its rights and privileges contemplated under this Sale Deed.

(c) any claim, lacuna, encumbrance and /or defect in title.

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(d) Any claim due to breach of any applicable law attributable to the acts of Vendor impairing any Rights (defined hereinafter) of the Purchasers under this Agreement.

4. Rights of the Purchasers:

The Purchasers have purchased the said Property along with all rights and interest of any nature, now or after the date of this Sale Deed accruing or attached to the said Property, including but not limited to the development rights and the rights described under clause 1.2 above in respect of the said Property.

The Purchasers state that they have inter-se acquired the said property and are holding the same in the following proportion between themselves

Sr. No.	Name of Purchaser	undivided share and stake holding in the said Property
1.	Purchaser No. 1	7%
2.	Purchaser No. 2	30.50%
3.	Purchaser No. 3	57.50%
4.	Purchaser No. 4	4%
5.	Purchaser No. 5	1%

6. All out of pocket charges and expenses of this final conveyance by way of stamp duty, registration charges and all other ancillary expenses thereto are borne and paid by the Purchasers in proportion to their respective share and stake.

7. Stamp duty applicable on this document amounting to Rs. 8,97,00,000/- is affixed hereto on the market value / document value which is more than the market value / document value of the said Property as fixed by the Office of the Registrar of Assurances, Pune.

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THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE PIECES AND PARCELS OF NON-AGRICULTURAL LAND having an aggregate area of **01 Hectare 38.67 Ares** i.e. 13,867 sq. mtrs. and situated at Village Mundhwa, Taluka Pune City, District Pune and comprising of the following :

No.	Survey No./ Hissa No.	City Survey No.	Area (Ha - Ares)	Bounded or towards			
				East	South	West	North
1	84 /3	1271 (Part)	00 – 72.00	S. No. 84/4A	S. No. 84/6	Road	River
2	84 /4B/1	1268 (Part)	00 – 32.50	S. No. 84/4(Part)	Road	S. No. 84/3 & 84/6	River
3	84 /6 (Part)	1271 (Part)	00 – 34.17 out of 00 – 49.00	S. No. 84/4B/1	Road	Road	S. No. 84/3

IN WITNESS WHEREOF the parties hereto have set their hands on the day and date first hereinabove mentioned.

SIGNED SEALED AND DELIVERED
by the abovenamed VENDOR

Name of Vendor	Photograph	Signature	Left hand thumb impression
DRAMHACORP LIMITED through its authorized Director Mr. Ajay R. Agrawal			

VENDOR

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SIGNED SEALED AND DELIVERED
by the abovenamed PURCHASERS

Name of Purchasers	Photograph	Signature	Left hand thumb impression
Bajaj Finserv Limited through its Authorised Signatory S. Sreenivasan (Chief Financial Officer)			
Mahesh Kunkulol (Head Real Estate and Infrastructure)			
Bajaj Finserv Ventures Limited through its Authorised Signatory S. Sreenivasan (Authorised Signatory)			
Mahesh Kunkulol (Authorised Signatory)			

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3	Bajaj Finance Limited through its Authorised Signatory Mahesh Kunkulol (Authorised Signatory)			
	Uma Shende (Authorised Signatory)			
4	Bajaj Allianz Life Insurance Company Limited through its Authorised Signatory Anil P M (Head – Legal and Chief Compliance Officer)			
5	Bajaj Allianz General Insurance Company Limited through its Authorised Signatory Omkar Kothari (Chief Compliance Officer)			

PURCHASERS

WITNESSES :

1. A.M.More Akshay More
   Chandan Nagar, Pune

2. Omkar B Koli
   Koregaon Park. Pune

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CHALLAN
MTR Form Number-6

GRN	MH005313416202526M	BARCODE		Date	11/07/2025-15:03:22	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty and Registration Fee together	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAKCB1702B
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	Bajaj Finserv Ventures Limited
Location	PUNE		
Year	2025-2026 One Time	Flat/Block No.	Mundhwa Survey No.84/36A, CTS No ...
		Premises/Building	
		Road/Street	Mundhwa
		Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 3 6

Account Head Details		Amount In Rs.
0030046401	Stamp Duty	338000.00
0030063301	Registration Fee	30000.00
Total		3,68,000.00

Remarks (If Any)
PAN2=AABCB1518L~SecondPartyName=Bajaj Finance Limited and Others~CA=0~Marketval=4828000

Amount In Words	Three Lakh Sixty Eight Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details				
Cheque/DD No.		Bank CIN / Ref. No.	00040572025071172609	CPAFJBDLD2
Name of Bank		Bank Date / RBI Date	11/07/2025-16:15:18	Not Verified with RBI
Name of Branch		Bank-Branch	STATE BANK OF INDIA	
		Scroll No. , Date	Not Verified with Scroll	

Department ID : Mobile No. : 8888787492

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 11-07-2025 04:31:25

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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN :	0725111714090	**Payment Date :**	11/07/2025

Received from **Bajaj Finserv Ventures Ltd**, Mobile number **8888787492**, an amount of Rs.**2000/-** towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office **JDR Pune City** of the District **Pune**.

Payment Details

Bank Name :	SBIN	**Receipt Date :**	11/07/2025
Bank CIN :	10029762025071113645	**REF No. :**	0562445589440

This is computer generated receipt, hence no signature is required.

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DEED OF CORRECTION

DEED OF CORRECTION made and executed at Pune this 11th day of July 2025.

BY AND BETWEEN

Dr Abbas Vatankha
Age 72 years, Occupation - Business
R/at – 2010-A, Gaffar Beg Street, 308, Devika Apartments,
Camp, Pune 411 001
PAN No. ASQPV7165F
Hereinafter referred to as **'FIRST PARTY'** (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include his legal heirs, successors and executors) through his duly constituted attorney **Bajaj Finserv Ventures Ltd Represented by Mr. Mahesh Kunkulol.**

...PARTY OF THE FIRST PART

AND

1. **Bajaj Finance Ltd.** a company Incorporated under the Companies Act 1956 and a Company within the definition of section 2(20) of the Companies Act 2013 hereinafter referred to as "SECOND PARTY NO. 1", (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include their executors and administrators, bearing CIN L65910MH1987PLC042961, PAN - AABCB1518L) through its Authorised Signatories Mr. Mahesh Kunkulol and Mr. Ganesh Mandhane duly authorised vide Board Resolution dated 26/07/2023.

2. **Bajaj Allianz General Insurance Company Ltd.** a company incorporated under the Companies Act 1956 and a Company within the definition of section 2(20) of the Companies Act 2013 hereinafter referred to as "SECOND PARTY NO. 2", (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include their executors and administrators) CIN U66010PN2000PLC015329, PAN. -. AABCB5730G through its Authorised Signatory Mr. Mahesh Kunkulol duly authorised vide Board Resolution dated 21/07/2023

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3. **Bajaj Allianz Life Insurance Company Ltd.** a company incorporated under the Companies Act 1956 and a Company within the definition of section 2(20) of the Companies Act 2013 hereinafter referred to as ""SECOND PARTY NO. 3", (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include their executors and administrators) CIN U66010PN2001PLC015959, PAN - AADCA1701E through its Authorised Signatory Mr. Mahesh Kunkulol, duly authorised vide Board Resolution dated 21/07/2023.

4. **Bajaj Finserv Ltd.** a company Incorporated under the Companies Act 1956 and a Company within the definition of section 2(20) of the Companies Act 2013 hereinafter referred to as "SECOND PARTY NO. 4", (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include their executors and administrators bearing CIN L65923PN2007PLC130075, PAN – AADCB2924N) through its Authorised Signatory Mr. Mahesh Kunkulol, duly authorised vide Board Resolution dated 30/01/2025.

5. **Bajaj Finserv Ventures Limited**, a company incorporated under the Companies Act 2013 and hereinafter referred to as "SECOND PARTY NO. 5", (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include their executors, assigns and administrators bearing CIN- U65990PN2021PLC204605, PAN – AAKCB1702B) presently represented by its authorised Signatory Mr. Mahesh Kunkulol, duly authorised vide Board Resolution dated 24/04/2024.

'SECOND PARTY NO. 1', 'SECOND PARTY NO. 2' SECOND PARTY NO. 3 SECOND PARTY NO. 4 and SECOND PARTY NO. 5 shall wherever the context so permit collectively be referred to as the said "**SECOND PARTY**" (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include their respective administrators, executors and assigns of each and every one of them)

...PARTY OF THE SECOND PART

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WHEREAS the First Party herein had purchased/acquired the area of 00 Hectare 10 Ares out of S. No. 84/36/1 corresponding S. No. 84/36A from i. Baburao Vithoba Gaikwad, ii. Bajirao Baburao Gaikwad, iii. Ajay Bajirao Gaikwad (for himself and as natural guardian of his minor children), iv. Ramchandra Baburao Gaiwad, v. Rajendra Ramchandra Gaikwad, vi. Surendra Ramchandra Gaikwad, vii. Mangesh Ramchandra Gaikwad, viii. Madhukar Baburao Gaikwad, ix. Shrikant Baburao Gaikwad, (no. v to ix, for themselves and as natural guardian of their minor children) vide Sale Deed dated 16/10/1995, registered with the office of Sub Registrar Haveli No. 3, Pune at Serial No. 8500/1995 and his name was accordingly duly mutated on the 7/12 extract to the extent of his purchase vide Mutation Entry No. 5316 duly certified on 14/11/1996 on the basis of the Index II generated in respect of the said transaction.

AND WHEREAS during the computerization process of 7/12 an area of Potkharaba of 00 Hectare 02 Ares was inadvertently recorded in the name of the Party of the First Part.

AND WHEREAS thereafter through continuation of the erroneous entry on the computerized 7/12 extract the First Party has as a corollary of the same sold to the Second Party vide Sale Deed dated 31/05/2022 duly registered at the Office of the Sub-Registrar Haveli 24 at Serial No. 9364/2022 (hereinafter referred to as the said Principal Deed) an area admeasuring 00 Hectare 12 Ares out of S. No. 84/36A which area recorded to be along with /inclusive of the Potkharaba of 00 Hectare 2 Ares i.e. 200 sq.mtrs. along with and Power of Attorney dated 31/05/2022 duly registered on 02/06/20222 at the Office of the Sub-Registrar Haveli No.24 at Serial No. 9366/2022 in favour of the Second Party. The First Party states that although the 7/12 extract for the relevant period showed his holding as 00 Hectare 12 Ares but he was never the de-jure owner /holder /occupier put into actual and physical possession of the said Potkharaba area of 00 Hectare 02 Ares and was and continued to be the owner/holder of an aggregate area of 00 Hectare 10 Ares as per his title deeds.

AND WHEREAS presently the Second Party No.5 has purchased from the original landowners Gaikwad family the area of 00 Hectare 11 Ares inclusive of the

Potkharaba of 00 Hectare 02 Ares out of S. No. 84/36A corresponding CTS No. 1218 vide Agreement for Sale dated 26/03/2025 duly registered on 31/03/2025 at the Office of the Sub-Registrar Haveli 15 at Serial No. 7178/2025 and Power of Attorney dated 26/03/2025 duly registered on 31/03/2025 at the Office of the Sub-Registrar Haveli No.15 at Serial No. 7179/2025.

AND WHEREAS consequently it is appearing in the registered document the said Potkharaba area of 00 Hectare 02 Ares came to be transacted twice i.e. once by the First Party in favour of the Second Party herein and the other by the Gaikwad family in favour of the Second Party herein.

AND WHEREAS the First Party has clarified and hereby reiterates that the said potkharaba of 02 Ares was not of his ownership or in his possession at any point of time and thus the Sale Deed dated 31/05/2022 duly registered at the Office of the Sub-Registrar Haveli 24 at Serial No. 9364/2022 and Power of Attorney dated 31/05/2022 duly registered on 02/06/20222 at the Office of the Sub-Registrar Haveli No.24 at Serial No. 9366/2022 is required to be rectified to the extent of S. No. 84/36A corresponding CTS No.1218 for the area of 00 Hectare 10 Ares instead of 00 Hectare 12 Ares as is inadvertently recorded therein.

AND WHEREAS The Parties hereto also clarify that on page Nos. 32, 33, 34 and 35 marked as Annexure F (Nazarana Order Watan) has been inadvertently and erroneously annexed of another property to the said Principal Deed i.e. the Sale Deed dated 31/05/2022 duly registered at the Office of the Sub-Registrar Haveli 24 at Serial No. 9364/2022, the same is irrelevant/unrelated page/document and not at all related to the property under the said Sale Deed of 31/05/2022, which is required to be rectified;

AND WHEREAS the parties hereto being desirous of correcting the above error are therefore executing these presents.

NOW THIS DEED WITNESSETH and it is agreed by and between the parties hereto as under :

1 In the said Principal Deed the page No. 5/65 in the table therein under the column "area purchased" in the third row the words from *'along with the*

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Potkharaba of 00 Hectare 2 Ares i.e. 200 sq.mtrs., thus totally admeasuring 20 Ares i.e. 2000 sq.mtrs.' are hereby deleted consequently, the area purchased should be read as '00 Hectare 18 Ares i.e. 1800 sq.mtrs. more particularly described in Schedule hereunder'.

2. In the said Principal Deed the page No. 16/65 in the Schedule in Property No. I the wording *"along with the Potkharaba of 2 Ares i.e. 200 sq.mtrs, thus totally admeasuring 0 Hectare 12 Ares i.e. 1200 Sq.mtrs. out of CTS No. 1218 having corresponding Survey No. 84/36A"* is rectified to read ***'along with the Potkharaba Nil, thus totally admeasuring 00 Hectare 10 Ares i.e. 1000 Sq.mtrs. out of CTS No. 1218 having corresponding Survey No. 84/36A'.***

3. In the Index II of the said Principal Deed the wording stating potkharaba area 200 sq. mtrs. thus total area 1200 sq. mtrs. from CTS No. 1218 also stands rectified as potkharaba nil total area 1000 from CTS No. 1218.

4. In the original Power of Attorney dated 31/05/2022 duly registered on 02/06/2022 at the Office of the Sub-Registrar Haveli 24 at Serial No. 9366/2022 the page No.02/45 in the table therein under the third column "Area owned by Executant" in third row the words from *'along with the Potkharaba of 00 Hectare 2 Ares i.e. 200 sq.mtrs., thus totally admeasuring 20 Ares i.e. 2000 sq.mtrs.'* are hereby deleted consequently, the area purchased should be read as '00 Hectare 18 Ares i.e. 1800 sq.mtrs. more particularly described in Schedule hereunder

5. In the said Power of Attorney the page No.09/45 in the Schedule in Property No. I the wording *"along with the Potkharaba of 2 Ares i.e. 200 sq.mtrs, thus totally admeasuring 0 Hectare 12 Ares i.e. 1200 Sq.mtrs. out of CTS No. 1218 having corresponding Survey No. 84/36A"* is rectified to read ***'along with the Potkharaba Nil, thus totally admeasuring 00 Hectare 10 Ares i.e. 1000 Sq.mtrs. out of CTS No. 1218 having corresponding Survey No. 84/36A'.***

6. That due to oversight the Annexure "F" at page nos. 32 to 35 of the said Principal Deed dated 31/05/2022 registered at Serial No. 9364/2022, has been wrongly annexed since it relates to some other property and the order relates to one Mr. Yusuf Vatan Khan and Dr. Sohila Yusuf Khan and the same is irrelevant/unrelated and not at all related to the property sold under

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the Sale Deed dated 31/05/2022 and is required to be rectified. The parties hereto confirm that this is a mistake done inadvertently and is corrected herewith, with the correct Annexure containing the correct Nazarana order in the name of Dr. Abbas Vatankha the vendor under the Sale Deed dated 31/05/2022 registered at Serial No.9364/2022.

7. That the parties hereto annex the correct pages vide this Correction Deed and marked as Annexure F, which is Nazarana Order Watan, issued in the name of Dr Abbas Vatankha. The annex herein shall replace and be read and construed as an integral part of the Sale Deed dated 31/05/2022 and stand corrected by these presents. Thereby the annexure F containing the erroneous and wrongly annexed pages thereto shall stand omitted.

8. The parties hereto confirm and declare that the said Principal Deed dated 31/05/2022, shall be deemed to have been corrected by these presents from the date of execution of the said Principal Deed dated 31/05/2022.

9. That except as rectified and modified as aforesaid the said Principal Deed and Power of Attorney dated 31/05/2022 shall remain in full force and effect

IN WITNESS WHEREOF the parties hereto have set their hands on the day and date first hereinabove mentioned.

SIGNED SEALED AND DELIVERED
by the abovenamed FIRST PARTY

Name of First Party	Photograph	Signature	Left hand thumb Impression
Dr.Abbas Vatankha through his constituted Attorney Bajaj Finserv Ventures Limited Through its Authorized Signatory **Mahesh Kunkulol**			

FIRST PARTY

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SIGNED SEALED AND DELIVERED
by the abovenamed SECOND PARTY

Name of Second Party	Photograph	Signature	Left hand thumb impression
1.Mahesh Kunkulol, Bajaj Finance Limited, Through its Authorized Signatories			
2.Ganesh Mandhane, Bajaj Finance Limited, Through its Authorized Signatories			
Mahesh Kunkulol, Bajaj Allianz General Insurance Company Limited, Through its Authorized Signatory			
Mahesh Kunkulol, Bajaj Allianz Life Insurance Company Limited, Through its Authorized Signatory			

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Mahesh Kunkulol, Bajaj Finserv Limited, Through its Authorized Signatory		NKunkulol	
Mahesh Kunkulol, Bajaj Finserv Ventures Limited, Through its Authorized Signatory		NKunkulol	

SECOND PARTY

WITNESSES :

1. Signature : A. M. More

   Name : Mr. Akshay More

   Address : Matruchaya Apartment, Flat No.2,
   Near Sangharsh Chowk Road,
   Chandan Nagar, Pune - 411014

2. Signature :

   Name : Mr. Mohamadshafi Nijam Mokashi

   Address : Bhosale Pagariya Tower, Flat No. 01
   Mumbai Pune Road, Opp Sandvik Asia Ltd,
   Dapodi, Pune City, Pune – 411012


भारत सरकार
Government of India
Abbas Ali Vatankhah
6496 3544 0089
माझे आधार, माझी ओळख
Unique Identification Authority of India
6496 3544 0089
www.uidai.gov.in


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ABBAS ALI VATANKHAH
AHMAD ABBAS VATANKHAH
26/03/1953
Permanent Account Number
ASQPV7165F
Signature

SUB-REGISTRAR CLASS-II

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

BAJAJ FINANCE LIMITED

25/03/1987

Permanent Account Number

AABCB1518L

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

BAJAJ FINSERV LIMITED

30/04/2007

Permanent Account Number

AADCB2924N

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

BAJAJ ALLIANZ LIFE INSURANCE COMPANY LIMITED

12/03/2001

Permanent Account Number

AADCA1701E

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

BAJAJ ALLIANZ GENERAL INSURANCE COMPANY LIMITED

19/09/2000

Permanent Account Number

AABCB5730G

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKCB1702B

नाम / Name
BAJAJ FINSERV VENTURES LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
27/09/2021

भारत सरकार
GOVT. OF INDIA

SURESH RAMK[illegible]

[illegible]/1984

Permanent Account Number

[illegible]M7456C

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AIJPK6357M

नाम / Name
MAHESH RAMESH KUNKULOL

पिता का नाम / Father's Name
RAMESH NEMICHAND KUNKULOL

जन्म की तारीख / Date of Birth
[illegible]/01/1979

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BAJAJ FINSERV

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BAJAJ FINANCE LIMITED AT ITS MEETING HELD ON 26 JULY 2023

<u>APPROVAL FOR REVISION IN AUTHORIZATION FOR MAKING APPLICATIONS ETC. FOR DEVELOPMENT OF PROPERTY AT MUNDHWA:</u>

"RESOLVED THAT in partial modification of the resolution passed by the Board of Directors at its meeting held on 19 May 2020, in respect of the proposed development of property located at Mundhwa, following officers be and are hereby authorised severally, to sign, place, execute, submit, register all types of agreements, work / purchase orders, applications, deeds, affidavits, indemnities, declarations and all other documents as may be required, to various authorities and others concerned, as the case may be, for the purpose of implementation and execution of the activities mentioned hereinbelow on behalf of the Company, decisions in respect of which must be taken jointly by any two from Group A or any one from Group A jointly with any one from Group B):

1. Shri Rajeev Jain - Managing Director
2. Shri Anup Saha - Executive Director
3. Shri Rakesh Bhatt - Executive Director
4. Shri Sandeep Jain - Chief Financial Officer
5. Shri S Sreenivasan - Chief Financial Officer, BFS
6. Shri Anand Bagri - Executive Vice President - Treasury
7. Shri Babu Rao - General Counsel
8. Shri R. Vijay - Company Secretary
9. Shri Mahesh Kunkulol - Group Head - Real Estate and Infrastructure, BFS
10. Shri Ganesh Mandhane - Senior Head - Finance & Accounts
11. Shri Sri Phani - Senior Head - Legal

Group B:

1. Shri Bhalchandra Deodhar - Senior Head - Finance & Accounts
2. Shri Vikas Narde - Head - Finance & Accounts
3. Shri Hari Dasan Evk - National Head - Legal
4. Shri Nikhil Chopra - National Lead - Treasury
5. Shri Satish Shimpi - Head Compliance
6. Shri Raghavendra Rao - National Lead - Legal
7. Shri Pratik Jasani - Senior Head - Finance & Accounts

Activities for which the authority is provided as aforesaid:

1. To procure material resources (like construction material, equipment, designs plans, etc.) and human resources (like consultants, project management team members, contractors, off-roll part time / full time resources, etc.) and apply for

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BAJAJ FINSERV

necessary licenses, registrations, permits, permissions, concessions, etc. as may be necessary for the same

2. To procure equipment on lease / license basis
3. To apply for and get installed water, electricity and other utilities and amenities and all types of electrical and other equipment, machinery and other resources therefor
4. To provide any portion of land / property for sale or on leave and license / lease
5. To handover / transfer portion of land for development / widening of river front / river road / North Main Road / side roads as per Development Plan or any other rules or requirements, if any, of the Pune Municipal corporation or other concerned local authorities, exchange of property, surrendering of property for setback, amenities, negotiating with authorities for and obtaining / procuring Transferable Development Rights (TDR) and other building and development rights
6. To sign, execute and / or register agreements, applications and other documents as may be necessary to carry out the aforesaid activities

RESOLVED FURTHER THAT notwithstanding any change in the designation, the aforesaid authorisation shall remain valid so long as the said officials continue to be in employment of the Company."

FOR BAJAJ FINANCE LIMITED

R VIJAY
COMPANY SECRETARY

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Allianz

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD ON 21 JULY 2023

Authorisation in respect of development of the proposed new Head office at Mundhwa, Pune

"RESOLVED THAT in supersession of the resolution passed by the Board of Directors at its meeting held on 13 March 2020, in respect of the proposed development of property located at Mundhwa, the following officers be and are hereby authorised severally to sign, place, execute, submit, register all types of agreements, work / purchase orders, applications, deeds, affidavits, indemnities, declarations and all other documents as may be required, to various authorities and others concerned, as the case may be, for the purpose of implementation and execution of the activities mentioned hereinbelow on behalf of the Company, decisions in respect of which must be taken either by the project steering committee or any two of the following officers jointly:

a) Mr. S Sreenivasan, Director
b) Mr. Anish Amin, President - Group Assurance, Risk & M&A & HR, Bajaj Finserv Limited
c) Mr. Mahesh Kunkulol, Group Head – Real Estate and Infrastructure, Bajaj Finserv Limited
d) Managing Director and Chief Executive Officer
e) Chief Financial Officer
f) Company Secretary and Head of Corporate Legal
g) Sr. Vice President – Finance
h) Vice President – Finance

Activities for which the authority is provided as aforesaid:

1) To procure material resources (like construction material, equipment, designs plans, etc.) and human resources (like consultants, project management team members, contractors off-roll part time / full time resources, etc.) and apply for necessary licenses, registrations, permits, permissions, concessions, etc. as may be necessary for the same
2) To procure equipment on lease / license basis
3) To apply for and get installed water, electricity and other utilities and amenities and all types of electrical and other equipment, machinery and other resources therefor
4) To provide any portion of land / property on leave and license / lease
5) To handover / transfer portion of land for development / widening of river front / river road / North Main Road / side roads as per Development Plan or any other rules or requirements if any, of the Pune Municipal corporation or other concerned local authorities, exchange of property, surrendering of property for setback, amenities, negotiating with authorities for and obtaining / procuring Transferable Development Rights (TDR) and other building and development rights
6) To sign, execute and / or register agreements, applications and other documents as may be necessary to carry out the aforesaid activities.

RESOLVED FURTHER THAT the Managing Director & Chief Executive Officer, Chief Financial Officer and Company Secretary be and are hereby severally authorised to certify the names and designations of the aforesaid authorised persons holding the designations specified above.

Bajaj Allianz General Insurance Company Limited
Pune H.O.

Bajaj Allianz General Insurance Company Limited
Regd. & Head Office : Bajaj Allianz House, Airport Road, Yerawada, Pune 411 006. Tel (+91 20) 66026666, Fax (+91 20) 66026667
E-mail: bagic.help@bajajallianz.co.in Website: www.bajajallianz.com CIN No. : U66010PN2000PLC015329

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Allianz

RESOLVED FURTHER THAT the Managing Director & Chief Executive Officer, Chief Financial Officer and Company Secretary be and are hereby severally authorised to issue specific power of attorney, if so required by any government or other authorities, to abovementioned officers for performing the activities authorised hereinabove."

Allianz General Insurance Co. Pune H.O.

Onkar Kothari
Company Secretary & Head of Corporate Legal

Pune, 28 July 2023

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Allianz

CERTIFIED TRUE COPY

EXTRACT OF MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF BAJAJ ALLIANZ LIFE INSURANCE COMPANY LIMITED HELD ON 21 JULY 2023

Authorisation in respect of development of the proposed new Head office at Mundhwa, Pune

RESOLVED THAT in supersession of the resolution passed by the Board of Directors at its meeting held on 13 March 2020, in respect of the proposed development of property located at Mundhwa, the following officers be and are hereby authorised severally to sign, place, execute, submit, register all types of agreements, work / purchase orders, applications, deeds, affidavits, indemnities, declarations and all other documents as may be required, to various authorities and others concerned, as the case may be, for the purpose of implementation and execution of the activities mentioned hereinbelow on behalf of the Company, decisions in respect of which must be taken either by the project steering committee or any two of the following officers jointly:

a) Mr. S Sreenivasan, Director
b) Mr Anish Amin, President - Group Assurance, Risk & M&A & HR, Bajaj Finserv Limited
c) Mr. Mahesh Kunkulol, Group Head – Real Estate and Infrastructure, Bajaj Finserv Limited
d) Managing Director and Chief Executive Officer
e) Chief Financial Officer
f) Head of Legal
g) Sr. Vice President – Finance
h) Vice President – Finance

Activities for which the authority is provided as aforesaid

1) To procure material resources (like construction material, equipment, designs plans, etc.) and human resources (like consultants, project management team members, contractors, off-roll part time / full time resources, etc.) and apply for necessary licenses, registrations, permits, permissions, concessions, etc. as may be necessary for the same
2) To procure equipment on lease / license basis
3) To apply for and get installed water, electricity and other utilities and amenities and all types of electrical and other equipment, machinery and other resources therefor
4) To provide any portion of land / property on leave and license / lease
5) To handover / transfer portion of land for development / widening of river front / river road / North Main Road / side roads as per Development Plan or any other rules or requirements, if any, of the Pune Municipal corporation or other concerned local authorities, exchange of property, surrendering of property for setback, amenities, negotiating with authorities for and obtaining / procuring Transferable Development Rights (TDR) and other building and development rights
6) To sign, execute and / or register agreements, applications and other documents as may be necessary to carry out the aforesaid activities.

RESOLVED FURTHER THAT the Managing Director & Chief Executive Officer, Chief Financial Officer and Company Secretary be and are hereby severally authorised to certify the names and designations of the aforesaid authorised persons holding the designations specified above.

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BAJAJ

LIFE GOALS DONE

RESOLVED FURTHER THAT the Managing Director & Chief Executive Officer, Chief Financial Officer and Company Secretary be and are hereby severally authorised to issue specific power of attorney, if so required by any government or other authorities, to abovementioned officers for performing the activities authorised hereinabove.

For **Bajaj Allianz Life Insurance Company Limited**

RAJESH UMAKANT
SHANOY

Rajesh Shanoy
Company Secretary

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BAJAJ FINSERV

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BAJAJ FINSERV LIMITED AT THIER MEETING HELD ON 30 JANUARY 2025

APPROVAL FOR CHANGE IN AUTHORISED SIGNATORIES FOR EXECUTION AND REGISTRATION OF VARIOUS PROPERTIES:

"RESOLVED THAT in supersession of the resolutions passed by the Board of Directors on 15 September 2023, the following officers, be and are hereby authorized (jointly by any two) to execute, the property agreements with regard to purchase and sale of properties and for lease, leave and license, including renewals and modifications as may be required from time to time, on behalf of the Company and to register the same with the appropriate authorities, as also to comply with various statutory compliances relating thereto including but not limited to signing and executing various documents, applications, deeds, declarations, undertaking etc. for obtaining permissions for construction up to completion, mutating names on government records of various statutory authorities, executing contracts with various agencies for undertaking construction activities etc.

Sr. No.	Name	Designation
1.	Shri Ramandeep Singh Sahni	CFO
2.	Shri S Sreenivasan	President (Insurance & Special Projects)
3.	Shri V Rajagopalan	President - Legal & Taxation
4.	Shri Anish Amin	President - Group Risk Assurance & Human Resources
5.	Shri Anant Marathe	CFO, BHIL
6.	Shri Mahesh Kunkulol	Group Head – Real Estate & Infrastructure
7.	Shri Rishi Kapil	Head - Legal & Taxation
8.	Ms. Uma Shende	Company Secretary

RESOLVED FURTHER THAT where any such agreements/ documents are to be signed under the common seal of the Company, the same be signed by any one director on behalf of the Company in whose presence the common seal of the Company be affixed thereto and the same be countersigned by Ms. Uma Shende, Company Secretary or Shri V Rajagopalan, President (Legal & Taxation) as the authorised signatories.

RESOLVED FURTHER THAT notwithstanding any re-designation or interunit transfers of the above officers, they shall continue to sign as authorised signatories as aforesaid, unless otherwise intimated to the concerned authorities in writing."

FOR BAJAJ FINSERV LIMITED

UMA
OMKAR
SHENDE

UMA SHENDE
COMPANY SECRETARY
Email ID: investors@bajajfinserv.in

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THE SEAL OF THE JOINT SUB-REGISTRAR HAVELI-11

BAJAJ FINSERV

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BAJAJ FINSERV VENTURES LIMITED AT THEIR MEETING HELD ON 24 APRIL 2024

"RESOLVED THAT consent of Board be and is hereby accorded in respect of the proposed development of property located at Mundhwa, Pune in which company has invested dofor which following officers be and are hereby authorised severally, to sign, place, execute, submit, register all types of agreements, work / purchase orders, applications, deeds, affidavits, indemnities, declarations and all other documents as may be required, to various authorities and others concerned, as the case may be, for the purpose of implementation and execution of the activities mentioned hereinbelow on behalf of the Company:

Sr No	Authorised Signatories	Designation
1	Shri S Sreenivasan	Chairman
2	Shri V Rajagopalan	President-Legal & Taxation, BFS
3	Shri Anish Amin	Director
4	Shri Anant Marathe	CFO-BHIL
5	Shri Rishi Kapil	Head - Legal and Taxation, BFS
6	Ms Uma Shende	Company Secretary, BFS
7	Shri Sohan Zade	Associate Vice President -Legal, BFS
8	Shri Mahesh Kunkulol	Head- Real Estate & Infrastructure, BFS
9	Shri Sam Subramaniam	President -Private Equity & Investment, BFS

Activities for which the authority is provided as aforesaid:

1. To procure material resources (like construction material, equipment, designs plans, etc.) and human resources (like consultants, project management team members, contractors, off-roll part time / full time resources, etc.) and apply for necessary licenses, registrations, permits, permissions, concessions, etc. as may be necessary for the same;
2. To procure equipment on lease / license basis;
3. To apply for and get installed water, electricity and other utilities and amenities and all types of electrical and other equipment, machinery and other resources thereof;
4. To provide any portion of land / property for sale or on leave and license / lease;
5. To handover / transfer portion of land for development / widening of river front / river road / North Main Road / side roads as per Development Plan or any other rules or requirements, if any, of the Pune Municipal corporation or other concerned local authorities, exchange of property, surrendering of property for setback, amenities, negotiating with authorities for and obtaining / procuring Transferable Development Rights (TDR) and other building and development rights;
6. To sign, execute and / or register agreements, applications and other documents as may be necessary to carry out the aforesaid activities.

RESOLVED FURTHER THAT any of the aforesaid officers, be and are hereby severally authorised to approve payments to contractors, material suppliers, service providers, governmental charges/fees, municipal charges/fees and all other payments in this connection.

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-11

BAJAJ FINSERV VENTURES LIMITED

www.bajajfinserv.in/corporate-bajaj-finserv

Registered Office: Bajaj Finserv Limited, S No. 208/1B, Off Pune - Ahmednagar Road, Lohagaon, Viman Nagar Pune 411014, Maharashtra, India | Tel: +91 20 7150 5700 | Fax +91 20 7150 5792

Email: ...nivasan@bajajfinserv.in

Corporate ID No.: U65990PN2021PLC204605

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BAJAJ

RESOLVED FURTHER THAT notwithstanding any change in the designation, the aforesaid authorisation shall remain valid so long as the said officials continue to be in employment of the Company."

FOR BAJAJ FINSERV VENTURES LIMITED

UMA OMKAR SHENDE

Digitally signed by UMA OMKAR SHENDE
Date: 2024.05.28 18:45:33 +05'30'

UMA SHENDE
AUTHORISED SIGNATORY
EMAIL ID: uma.shende@bajajfinserv.in

Proposal Details

Proposal No.:	SIA/MH/INFRA2/523378/2025
Single Window No.:	SW/199503/2024
CAF No.:	CAF/184382/2024
Project Name:	Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundhwa, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others
State:	MAHARASHTRA
Proposal For:	Fresh EC
Activity:	8(b) Townships/ Area Development Projects / Rehabilitation Centres
Sector:	INFRA2
Date of Submission:	13/02/2025
State File No.:	SIA/MH/INFRA2/523378/2025

Proposal History/Timeline

Preview

Activity	Start Date - End Date
EC Granted	16/07/2025-16/07/2025
Referred to SEIAA	28/05/2025-16/07/2025
Proposal Accepted and Referred to SEAC	12/04/2025-07/05/2025
MS Verification Completed	13/02/2025-12/04/2025
Submitted on 13/02/2025	-13/02/2025

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Proposal Details

Proposal No.:	**SIA/MH/INFRA2/489762/2024**
Single Window No.:	**SW/199503/2024**
CAF No.:	**CAF/184382/2024**
Project Name:	Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundhwa, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others
State:	MAHARASHTRA
Proposal For:	Fresh ToR
Activity:	8(b) Townships/ Area Development Projects / Rehabilitation Centres
Sector:	INFRA2
Date of Submission:	18/09/2024
State File No.:	SIA/MH/INFRA2/489762/2024

Proposal History/Timeline

Preview

Activity	Start Date - End Date
Standard ToR Granted	12/11/2024-12/11/2024
MS Verification Completed	19/09/2024-12/11/2024
Examination Completed	18/09/2024-19/09/2024
EDS Raised & Replied	15/09/2024-18/09/2024
Examination Completed	06/09/2024-15/09/2024
Submitted on 06/09/2024	26/07/2024-06/09/2024

Start Date	**26/07/2024**
End Date	**06/09/2024**

NATIONAL GREEN TRIBUNAL
(WESTERN ZONE BENCH)
NEW ADMINISTRATIVE BUILDING, 1ST FLOOR, B WING, CAMP, PUNE
FINAL CAUSE LIST OF PUNE ZONAL BENCH

Date: 27th April, 2026
Time: 10:30 A.M

HON'BLE MR. JUSTICE DINESH KUMAR SINGH
JUDICIAL MEMBER

HON'BLE DR. SUJIT KUMAR BAJPAYEE
EXPERT MEMBER

THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)
Join from the Meeting Link
https://ngt-pune.webex.com/ngt-pune/j.php?MTID=mb693f714e9d24e28c765b9f82ea0acf3
Meeting Number: 2516 716 8696 **Meeting Password: 88278997#**

S.NO.	CASE NO.	PARTIES	COUNSEL FOR PARTIES
	FOR ADMISSION		
1	Original Application No. 68/2025(WZ) In IA No. 209/2026 (WZ)	Raj Mhatre V/s Maharashtra Pollution Control Board	**Ms. Prachi, Adv. for Applicant**
2	M.A No. 11/2026 In Appeal No. 100/2026(WZ)	Oswald Fernandes V/S Goa Coastal Zone Management Authority	Mr. Aagney Sail, Advocate for Appellant
3	Original Application No. 54/2026 (WZ)	Sursthi Savardhan Foundation Through Its President Ravindra Kuber Walawade V/s Sangli Miraj Kupwad Municipal Corporation Through Its Commissioner	**Mr. Omkar Sham Wangikar Adv. for Applicant**
4	Appeal No. 91/2026(WZ)	Nazre Alam Abdul Bayan V/s SEIAA	Manish Tomar, Adv. for Appellant
	FOR FURTHER CONSIDERATION		
5	Original Application No. 97/2016(WZ) (Disposed on16.08.2022) With	Rajabhau Lahanu Pawar V/s The State of Goa & Ors.	Ms. Shilpa Pratap, Adv. for Applicant. Mr. Shubham Priolkar, Adv. for GCZMA Mr. Sangramsingh R. Bhonsle, Mr. Nrupal A. Dingankar, Ms. Pallavi V. Kakade, Ms. Pushkara A. Bhonsle and Ms. Sneha Bhonsle, Adv. for R-3/GTDC **Remarks: Reply filed by applicant**
6	Original Application No. 156/2016(WZ) (Disposed on16.08.2022) (Restored as per Hon'ble S.C. order dt.8.10.2025)	The Goa Foundation, Through its Secretary V/s Goa Tourism Development Corporation & Anr.	Mr. Aagney Sail, Adv. for Applicant. Ms. Ruchira Gupta, Adv. for GCZMA. Mr. Sangramsingh R. Bhonsle, Mr. Nrupal A. Dingankar, Ms. Pallavi V. Kakade, Ms. Pushkara A. Bhonsle and Ms. Sneha Bhonsle, Adv. for R-1/GTDC

7	Original Application No. 92/2025(WZ)	Jaymala Dhankikar V/s State of Maharashtra Thr. its Principal Secy. Envt. & CC Dept. Govt. of Maharashtra	**Applicant in-person.** Mr. Aniruddha Kulkarni, Adv. for R.1 Mr. S.A. Mulla, Mr. Radhakrishna Ingole, Adv. for R.2 Mr. Vilas Jadhav, Adv. for MPCB. **Remarks: Reply filed by R2**
8	Original Application No. 98/2025(WZ)	Shambhavee Shashikant Kadam V/s State of Maharashtra & Ors.	**Mr. Maitreya Ghorpade, Adv. for Applicant.** Ms. Manasi Joshi, Adv. for R.2 Mr. Kunal Yeole, Adv. for R.4 **Remarks: Reply not filed by R4**
9	Original Application No. 114/2025(WZ)	Sameer Khale V/s Kumbare Stone Crusher & Ors.	**Mr. Rahul Garg, Mr. Shubham Rathod, Adv. for Applicant.** Mr. Sangram Singh Bhonsle, Mr. Nrupal Dingankar, Adv. for R.1 Ms. Manasi Joshi, Adv. for R.2 Mr. Dattatray T. Devale, Adv. for R.3/PMRDA
10	Original Application No. 159/2025 (WZ) I.A.No.01/2026(WZ) I.A.No.17/2026(WZ) I.A No. 215/2026 (WZ) **WITH**	Shriram Pralhadrao Pingle V/s Nashik Municipal Corporation & 4 Ors.	**Applicant in-person**
11	Original Application No. 162/2025(WZ) I.A No. 216/2026 (WZ)	Mr. Aniket Pravin Nikale V/s MOEF & CC	**Mr. Viraj Pawar, Mr. Pushkar Durge, Mr. Varadraj Jadhav, Suyash Khose, Adv. for Applicant.**
12	Appeal No. 57/2026 (WZ)	M/s. Ashwin Holding Pvt. Ltd V/s The Goa Coastal Zone Management Authority(GCZMA) & 2 Ors.	**Mr. Jitendra Supekar, Advocate along-with Mr. Shivshankar Swaminathan, Advocate for Appellant**
13	Appeal No. 83/2026(WZ)	A A Walker Estates Pvt Limited Through Mr Ashish Kishore Shigle V/S Goa State Pollution Control Board	**Adv. Shankar Swaminathan for Appellant. Remarks: Service affidavit not filed**
14	I. A. No. 697/2025(WZ) In Original Application No. 110/2025(WZ)	Hormuz Salt Works thr. Mr. Anmol Garodia V/s State of Maharashtra	**Mr. Shivam Pramod Srivastav, Ms. Ritika Gangwani, Amey Kulkarni, Sanjeev Mishra, Adv. for Applicant.** **I.A. No. 697/2025(WZ) For Stay**
15	I.A.No.875/2025(WZ) In M. A. No. 01/2024(WZ) Earlier M.A.No.03/2024(PB) IN Original Application No. 33/2024(WZ) Earlier O.A.No.343/2021(PB) **LP disposed on 15/3/2023)** **M.A. No.02/2024(WZ)**	Madhura Rajesh Tawde V/s State of Maharashtra	Applicant in-person Mr. Aniruddha Kulkarni, Adv. for R.1 & 5 Mr. Mukesh Verma, Adv. for R-2/MCZMA. Mr. A.J. Pathak, Adv. for R.4 Ms. Manasi Joshi, Adv. for R-6/8 Adv. Anirudha Kulkarni for R 5. **Mr. Kunal Yeole, Samadhan Gund, Komal Punjabi, Mamta Bhoir & Ors. Advs. for R.7**

	Disposed on 21.07.2025 Earlier M.A. No. 12/2024(PB)- filed by intervener for recall of order 15/3/23		**Mr. Shivam Srivastav, Mr. Anmol Garodia, Adv. for R.9** **Remarks: Reply not filed by R9**
16	Appeal No. 529/2025(WZ) I.A. NO.175 OF 2026 (WZ) I.A. NO.221 OF 2026 (WZ)	Akshay Sunil Jagtap V/s SEIAA, Maharashtra & Ors.	Appellant in-person Mr. Rahul Garg, Advocate for R-4/PMC Mr. R.B. Mahabal, Advocate for R.7
	FOR FINAL HEARING		
17	Original Application No. 132/2023(WZ) Earlier LP No.07/2023(WZ)	Jan Jagruti Samajik Manch V/s Dist. Collector Pune	**Applicant in-person** **Vasant A. Jadhav, R.S. Kalokhe, Adv. for Applicant** Ms. S.B. Vaidya Pandit, Adv. for Dist. Collector Pune.
18	Appeal No. 29/2024(WZ)	Paramparik Machimmar Bachav Samajik Kruti Samittee V/s Jawahar Nehru Port Authority &Ors	**Adv. Meenaz kakalia, for Appellant** **Mr. Saket Mone, Ms. Anchita Nair, Mr. Devansh Shah for R 1** Mr. Pushkal Mishra, Adv. For R.2 Adv. Aniruddha Kulkarni for R.3 **Ms. Manasi Joshi for R 4**

Note: For correction, updating in the present cause list please contact and send email in advance to the Registry on ngt-pune@gov.in

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*For detailed Standard Operating Protocol for Virtual Video Conferencing in NGT please visit our link:*https://greentribunal.gov.in/sites/default/files/all_documents/SOPngt.pdf

The lawyers/litigants desirous of participating personally in VC hearings are required to send request at ngt-pune@gov.in **in advance, giving their names, case title, case number, date of hearing, email IDs, mobile numbers, etc.**

INSTRUCTIONS FOR SMOOTH VC HEARINGS

While joining, the VC room, enter details only in the following format:

Item No. (XX) – (NAME) – (PARTY)

e.g.

Item 2 – Name – Petitioner | Item 4 –Name– Adv. for Resp. 2 & 4
Item 7 –Name– Adv for SPCB | Item 1 –Name – DM for State of xyz

After joining, ensure that –

VIDEO is always on OFF mode AND MIC is always on MUTE mode

Video should be switched ON only by the parties to a case, when the concerned Item No. is called for hearing.
Mic should be UNMUTED only by the party speaking.
Switching On the Video or UNMUTING the Mic otherwise will disturb the hearing of ongoing matters.

Note 1

A prayer for adjournment will be considered as per Office Order No. NGT/PB/RG/2018/134 dated 20.02.2020.

Note 2

As indicated in the Office Order No. NGT/PB/RG/2018/135 dated 20.02.2020, reports received in the matters are uploaded on the Website of NGT for access by all concerned. Non-availability of such report with party shall not be accepted as denial of opportunity or a ground for adjournment.

Hydro-Geological Investigation for Assessment of Rainwater Harvesting Potential

Prepared for

Proposed IT/ITES/Commercial Building Project

Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C, 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundwa Tal. Haveli, Dist. Pune, Maharashtra

by M/s. Bajaj Finserv Ventures Limited & Others

Prepared by

Bhumi Envirotech Solutions

Gat No 1252, Spine Road, Chikhali, Pune,
Maharashtra, 411062, India

September 2024

Contents

Executive Summary

A	Net Plot area	**55075.24 Sqm.**
B	Water Available for Rainwater Harvesting **(before development)**	**12590.20 Cum/year**
C	Water Available for Rainwater Harvesting **(After development)**	**31560.79 Cum/year**
D	Water Level –Pre-Monsoon Post-monsoon	20.0 Mtr. to 22.0 Mtr. BGL 18.0 Mtr. to 20.0 Mtr. BGL
E	**Long term Average Rainfall** and **rainy days**	**762 mm and 76 days**
F	Water that can be accommodated in the aquifer	**=Area of aquifer (sqm.) x Thickness of Confined Aquifer (M) x Specific Yield of aquifer.** **= 55075.24 sq. m.x 4 M x 0.10** **=22030.10 Cum**
G	Terrace Rainwater That Can be Harvested Via Terrace Recharge Pits – 22 No pits	**16623.02 Cum/year**
H	Balance Availability in Aquifer	**5407.07 Cum**
I	Surface Rainwater That Can be Harvested Via Surface Recharge Pits –10 No pits	**7555.92 Cum/year**
J	Total Rainwater Harvested(annually) **(G+I)**	**24178.94 Cum/year**
K	Incremental Runoff	**18,970.59 Cum/year**
L	Percentage of Rainwater Harvest	**127 %**
M	Percentage of Aquifer Filled	**110 %**

1: Introduction

The present study was carried out to identify various litho-sections for **Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C, 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundwa Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others.** The purpose of study is to find out various subsurface strata such as soil layer, weather layer, fractured layer and starting depth of hard rock strata.

For this, electrical resistivity method was adopted as geophysical survey to identify the various subsurface layers.

- Entire stretch of the proposed area and small sections exposed were observed to understand geological conditions.
- Observations were made in the entire area to infer the role of local geological, geomorphological and climatological factors leading to weathering of the rock.
- Electrical Resistivity Surveys were conducted to infer subsurface geological conditions in general and thickness / depth of different layers in particular besides geotechnical strata classification for estimating the extent and thickness of different layers.

2: Project site

The present site is **located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C, 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundwa Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others.** The site is situated in the eastern side of Pune city.

3: Climate and Rainfall

The climate of the district is overall agreeable. The winter season is from December to about the middle of February followed by the summer season which lasts up to May.

June to September is the south-west monsoon season, whereas October and November constitute the post-monsoon season. The mean minimum temperature is about 12°C and mean maximum temperature is about 39°C.

Table 1: Long term Rainfall data

Month	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Sum
Rainfall	0	0	0	1.34	0.66	149	204	314	78	15	0	0	762
Rainy days	0	0	0	0	0	11	24	25	13	2	0	0	76

https://www.google.com/url?sa=t&source=web&rct=j&url=https://www.imdpune.gov.in/cmpg/Griddata/Rainfall_1_NetCDF.html&ved=2ahUKEwiRue_8go3-AhVrS2wGHSnfBM4QFnoECBgQAQ&usg=AOvVaw1OIcRORTDbyqA9HP0Uquj7

Yearly Gridded Rainfall (1.0 x 1.0) data Binary File

Rainfall:

IMD New High Spatial Resolution (0.25 X 0.25 degree) Long Period (1901-2022) Daily Gridded Rainfall Data Set Over India. This data product is a very high spatial resolution daily gridded rainfall data (0.25 x 0.25 degree). The unit of rainfall is in millimeter (mm). Data available for 122 years, 1901 to 2022. Data is arranged in 135x129 grid points. The first data in the record is at 6.5N & 66.5E, the second is at 6.5N & 66.75E, and so on. The last data record corresponds to 38.5N & 100.0E. The yearly data file consists of 365/366 records corresponding to non leap/ leap years.

Click here for sample Fortran code To read the data.

Click here for sample C code to read the data.

Click here for sample grads control file for reading the data in grads software .

For comments and questions on the data or for any other clarificaitons regarding the data set, please contact:

Climate Prediction Group,
Office of Head, Climate Research and Services,
India Meteorological Department
Pune, INDIA. 411 005.
Phone : 091-20-2553 5211 / 2553 5877
Fax : 091-20-2553 5435
E-Mail : lrfimdpune@gmail.com; ncc@imd.gov.in
WEB-SITE : http://www.imdpune.gov.in

Gridded Rainfall (1.0 x 1.0) NetCDF File 2021 Download

CITATION (for Rainfall 1 x 1):

The relevant reference research paper is : Rajeevan, M., Jyoti Bhate, A.K.Jaswal, 2008 : Analysis of variability and trends of extreme rainfall events over India using 104 years of gridded daily rainfall data, Geophysical Res. Lttrs., Vol.35, L18707, doi:10.1029/2008GL035143.

DISCLAIMER:

Although every care has been taken in preparing and testing the data set, India Meteorological Department cannot guarantee that the data are correct in all circumstances. India Meteorological Department also does not accept any liability whatsoever for any error or omission in the data, or for any loss or damage arising from its use

4: Regional Geology

The entire area of the district is underlain by the basaltic lava flows of upper Cretaceous to lower Eocene age. The shallow alluvial formation of recent age also occurs as narrow stretches along the major rivers flowing in the area.

Basaltic lava flows occupy more than 95% of the area of the district. These flows are normally horizontally disposed over a wide stretch and give rise to table land type of topography also known as a plateau. These flows occur in layered sequences ranging in thickness from 7 to 45 m and represented by massive units at the bottom and vesicular unit at the top of the flow. These flows are separated from each other by a marker bed known as 'bole bed'.

The ground water in the district occurs under phreatic, semi - confidence and confined conditions. Generally, the shallower zones down to the depth of 20 to 22 m bgl form the phreatic aquifer. The water bearing zones occurring between the depth 20 and 40 m bgl when weathered or having shear zones yield water under semi-confined condition. The deep confined aquifers generally occur below the depth of 40 m bgl.

The vesicular unit of lava flow when exposed or lying just few meters below the surface forms a potential aquifer in the district. However, the vesicular portion of different lava flows varies in thickness from few m to 10 m and nature and density of vesicles, their distribution, interconnection, and weathering are the decisive factors for occurrence and movement of water in these units. The massive portions of basaltic flows are normally devoid of water, but when it is weathered, fractured, and joined forms potential aquifer.

The water bearing properties of these flows depend upon the intensity of weathering, fracturing, and jointing which provides availability of open space within the rock for storage and movement of ground water. The thickness of weathering in the district varies widely up to 20 m bgl. However, the weathered and fractured trap occurring in topographic lows forms the potential aquifer in the district.

Alluvium occurs in small areas along banks and flood plains of major rivers like Bhima, Ghod, Mula, Mutha and their tributaries. In alluvium the granular detrital material like sand and gravel usually occurring as thin layer in the district yields water. But due to its limited extent the ground water potential in this formation is negligible.

Based upon the geological data available in the literature and that collected during projects carried out in the area, the regional geology is known to comprise of black cotton soil followed by Deccan Flood Basalt. The black cotton soil originated mainly due to in situ decomposition of the basalts. The thickness of soil-cap is highly variable, from 30 cm to 1.5 m. The soil is highly argillaceous, calcareous, and very fine grained. Calcium and magnesium carbonate disseminates are present as kankar among its accessory constituents. The base-exchange capacity of this soil is high. The Deccan Flood Basalts are dark grayish green to black coloured, homogeneous, and cryptocrystalline vesicular rock of Cretaceous to Paleogene age. The bulk of the basalt is composed of plagioclase and augite. The amygdaloidal cavities are generally filled up by secondary minerals like calcite, quartz, and zeolite. The continuity of basalt stratigraphy is generally intervened by sedimentary beds of small vertical as well as horizontal extent, known as inter-trappean beds. The basalt is highly fractured and jointed; however, it has been extremely weathered to a residual soil of grey to brown low plasticity gravelly clay. The occurrence and availability of groundwater in this region is controlled mainly by the shrinkage jointing, presence of vesicle and fracture interconnection between fracture, joints and vesicles and presences of inter trappean beds within the Deccan Floods basalt, which forms the aquifer. The aquifer is generally unconfined and receives across the site.

5: Electrical Resistivity Method (IS: 1892-1979 Appendix B clause 3.3 B-2):

By applying this method, the resistance to the flow of an electric current through the subsurface materials is measured at intervals on the ground surface. Resistivity is usually defined as the resistance between opposite phases of a unit cube of the material.

Each material has its own resistivity depending upon the water content, compaction, and composition. The test is conducted by driving four metal spikes to serve as electrodes into the ground along a straight line at equal distances. A direct voltage is imposed between the two outer potentiometer electrodes and the potential drop is measured between the inner electrodes. To interpret the resistivity data for knowing the nature and distribution of the subsurface formations, it is necessary to make preliminary trial on known formations. The potential 'V' thus obtained divided by the current 'I' applied gives the resistance 'R' of the ground. The product of the resistance and the spacing factor, which is depending upon the disposition of the electrodes, is the resistivity of the ground.

This method is routinely used for:

a. Determining the sub-surface strata classification

b. Determination of hard rock foundation

c. Estimation of overburden thickness and hard rock quantities and

d. Determination of the suitability of the area for quarrying and excavation

A great variety of electrode arrangements have been used to measure the earth resistivity but essentially they may be grouped into three classes.

1. Arrangements in which the potential differences between two widely spaced measuring electrodes are recorded.

2. Arrangements in which, a potential gradient or electric field intensity is measured using closely spaced pair of measuring electrodes.

3. Arrangements in which the curvature of the potential function is measured using a closely spaced current electrode pair as well as a closely spaced measuring electrode pair.

Any one of these arrays may be used to study variations in resistivity with depth or in lateral condition. In studying the variation of resistivity with depth, as in the case of a layered medium the spacing between the various electrodes is gradually increased.

With larger spacing, the effect of material at depth on the measurements becomes more pronounced is sown in table below.

In studying the lateral as well as vertical variations, various electrode configurations are adopted and the array is moved as a whole along a traverse line. The first type of measurement is called as 'Vertical Electrical Sounding' (VES) and second is Horizontal Profile.

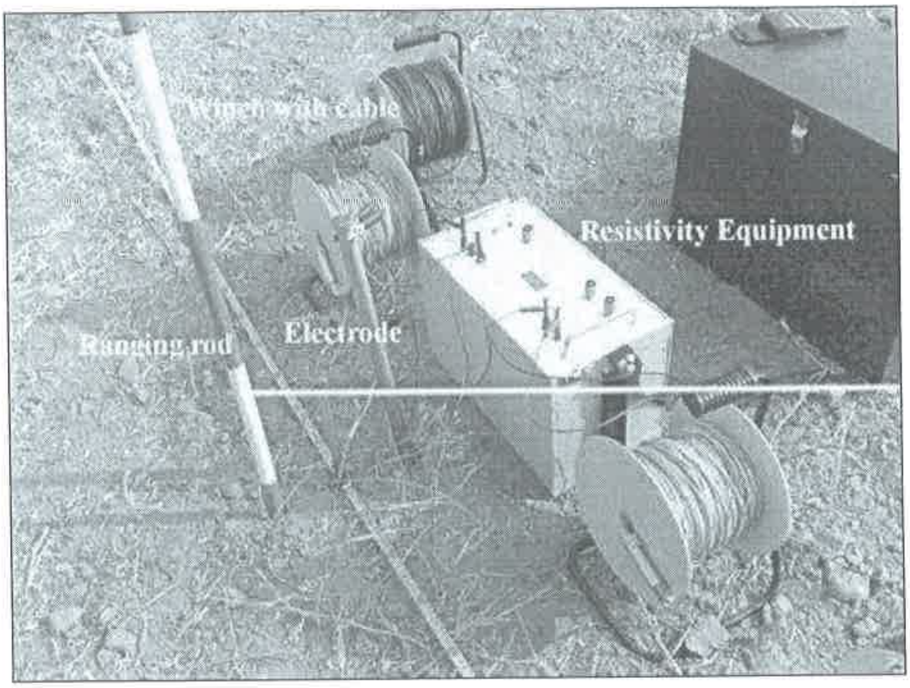


Fig. Resistivity equipment used for present study

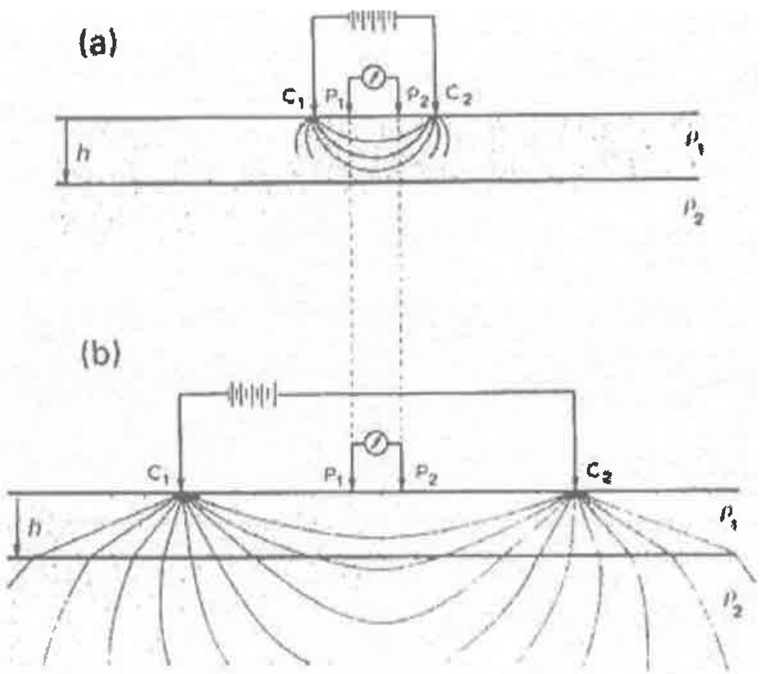


Fig. Typical Vertical Electrical Sounding curves at unsaturated zone

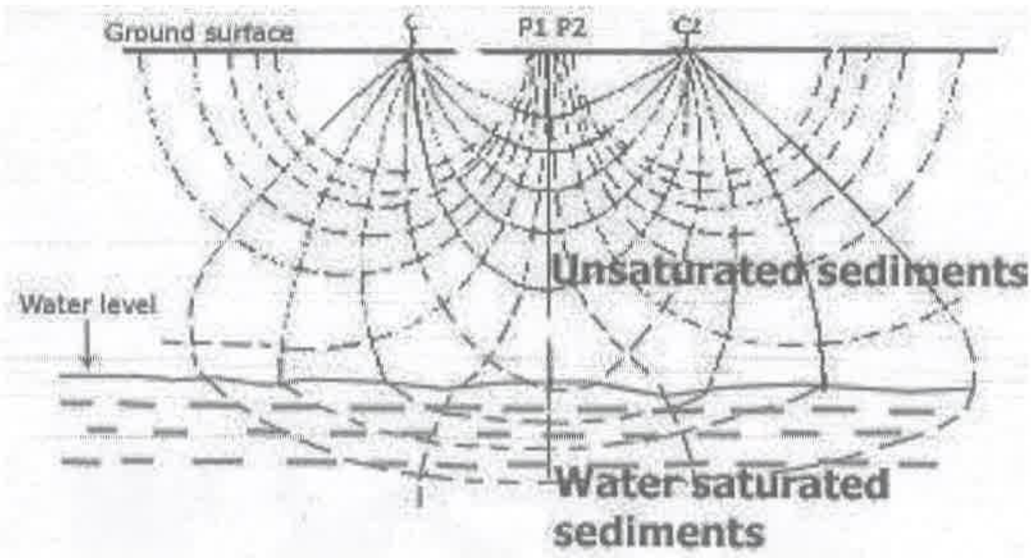


Fig. Vertical Electrical Sounding curves in water-saturated sediments

Table: Ranges of resistivity values for various litho units from Deccan Basalt

Sr. No.	*Litho Unit*	Resistivity in Ohm m
1	Black cotton soil and Bole bed	5-30
2	Weathered/fractured vesicular basalt saturated with water	31-80
3	Moderately weathered/fractured basalt/vesicular basalt saturated with water	81-150
4	Hard and massive basalt	> 150

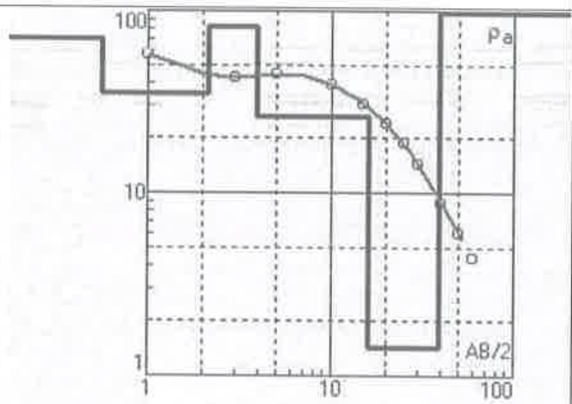
(Source: http://cgwb.gov.in)

6. Results

In the area to understand the shallow subsurface geological and aquifer conditions extending up to 70-100 meters depth, vertical electrical soundings were conducted at five different locations. Using IPI2 WINDOW based software the data obtained from the field was processed. This software helps in interactive semi-automated interpretation of the field data. All the sounding data were modeled for the existing sections. The VES data on apparent resistivity values was modeled by using IPI2 WINDOW based software to get different layers depicting their thickness, depth and true resistivity. In nutshell, the above interpretation gives generalized geological situation with depth wise variations. As discussed above the sounding points with typical curves at selected sites give point information, which was further utilized to build comprehensive picture of subsurface geological situation depth-wise by preparing 2-D geo-electrical sections.

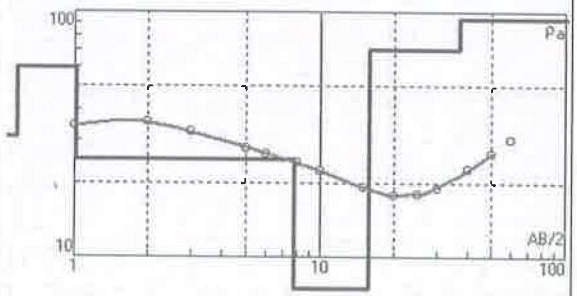
Sr	Graph	Value

1



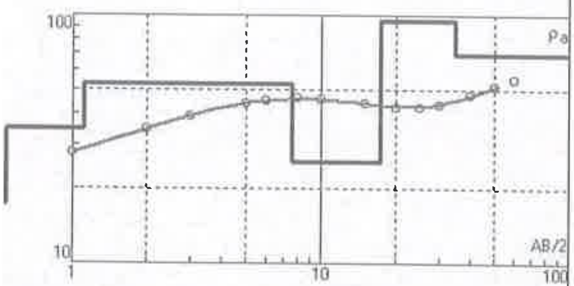
N	ρ	h	d	Alt
1	70.11	0.5594	0.5594	-0.5594
2	34.88	1.591	2.15	-2.1504
3	81.41	1.761	3.911	-3.9114
4	26.25	12.2	16.11	-16.111
5	1.416	23.3	39.41	-39.411
6	107.6			

2



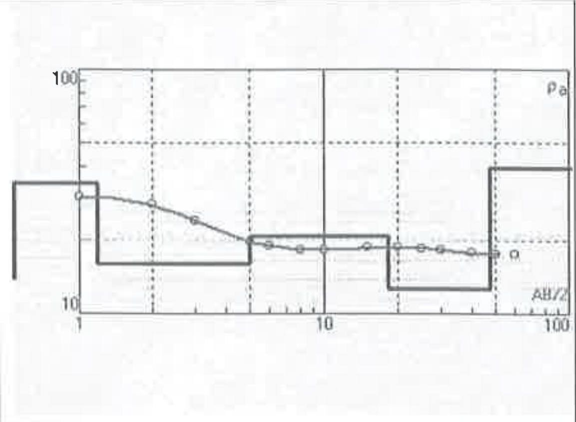
N	ρ	h	d	Alt
1	30.96	0.5779	0.5779	-0.5779
2	58.92	0.4359	1.014	-1.0138
3	25	6.828	7.842	-7.8418
4	7.403	7.864	15.71	-15.706
5	70.21	21.29	37	-36.996
6	93.66			

3



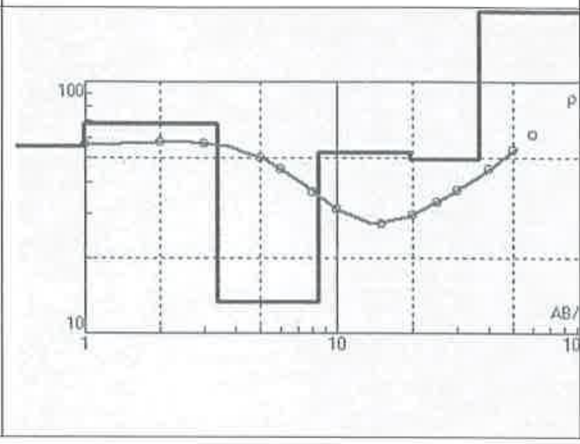
N	ρ	h	d	Alt
1	17.23	0.2579	0.2579	0.2579
2	34.86	0.8483	1.106	-1.1063
3	52.57	6.529	7.635	-7.6355
4	25.72	9.644	17.28	-17.279
5	94.7	17.36	34.64	-34.639
6	69.06			

4



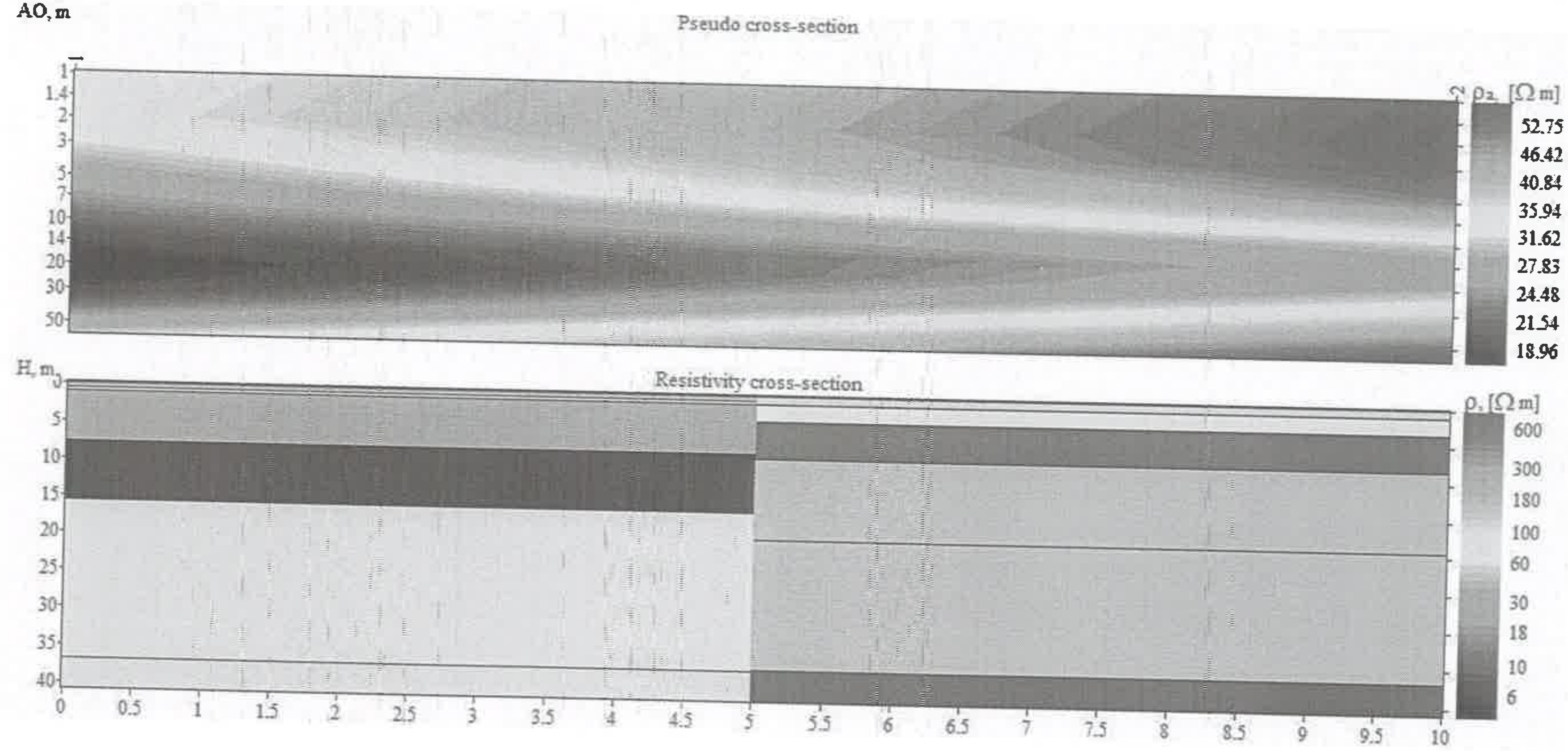
N	ρ	h	d	Alt
1	13.8	0.09514	0.09514	0.0951
2	34.05	1.086	1.181	-1.181
3	16	3.806	4.988	-4.987
4	20.81	13.15	18.14	-18.13
5	12.62	29.49	47.63	-47.63
6	39.74			

5



N	ρ	h	d	Alt
1	55.39	0.987	0.987	0.9870
2	67.99	2.382	3.369	-3.3691
3	13.31	5.08	8.449	-8.4494
4	52.46	10.94	19.38	-19.385
5	49.21	17.22	36.61	-36.608
6	7029			

Profile 1]: 1-2


AO, m
Pseudo cross-section
1
1.4
2
3
5
7
10
14
20
30
50
ρa, [Ω m]
52.75
46.42
40.84
35.94
31.62
27.83
24.48
21.54
18.96
H, m
Resistivity cross-section
0
5
10
15
20
25
30
35
40
ρ, [Ω m]
600
300
180
100
60
30
18
10
6
0
0.5
1
1.5
2
2.5
3
3.5
4
4.5
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5.5
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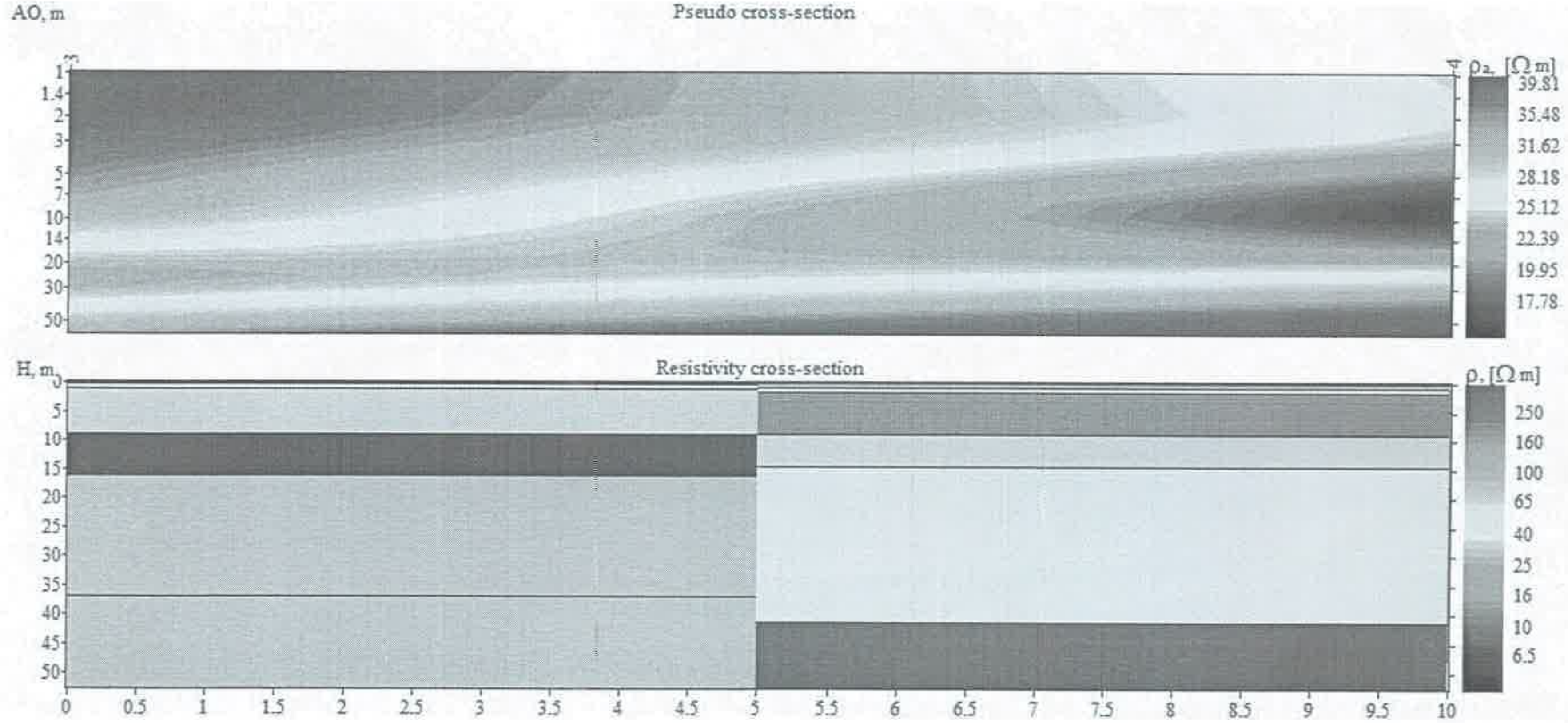
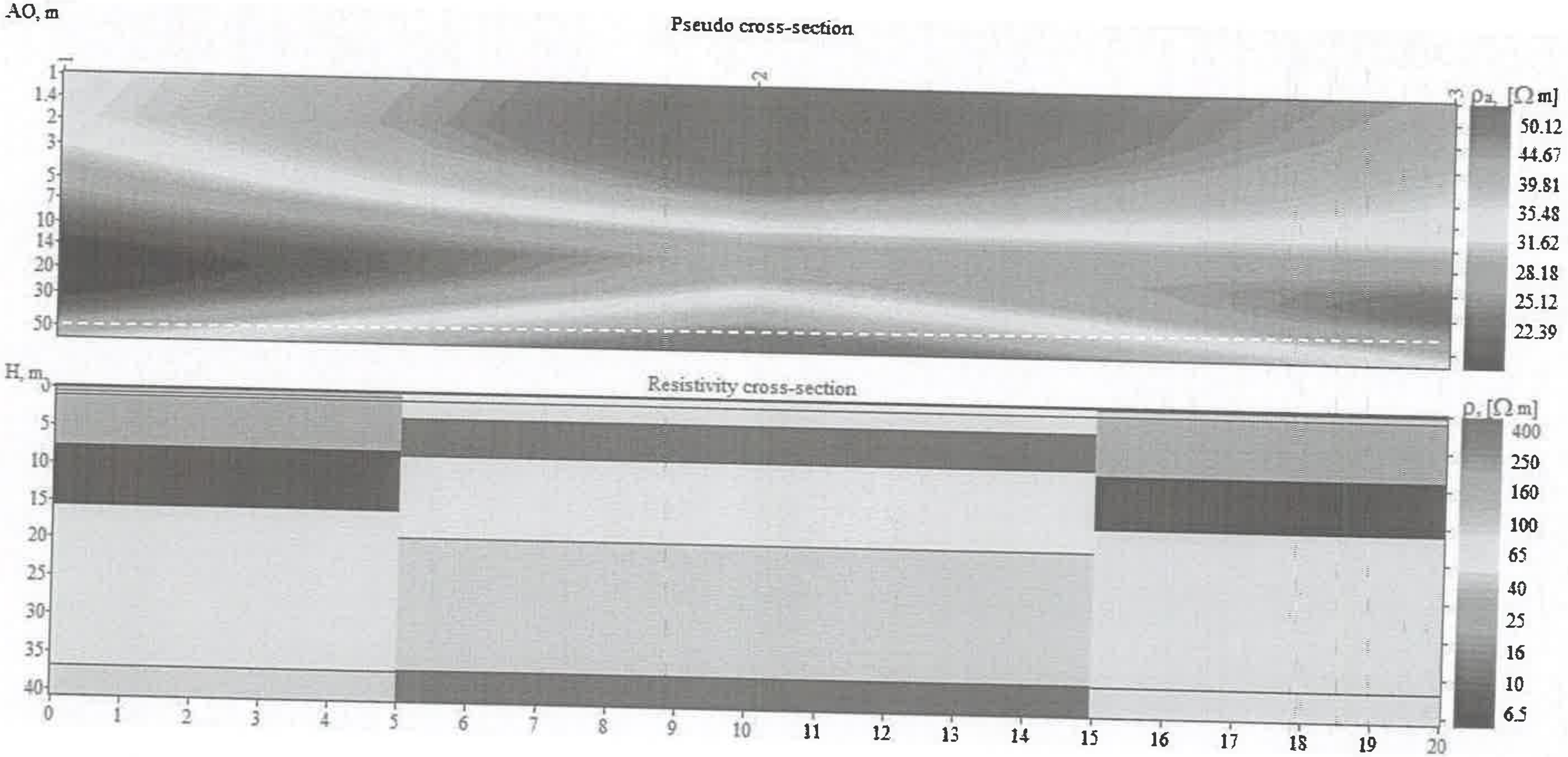
10

PROFILE 2] 3-4


AO, m
Pseudo cross-section
1
1.4
2
3
5
7
10
14
20
30
50
ρa, [Ω m]
39.81
35.48
31.62
28.18
25.12
22.39
19.95
17.78
H, m
Resistivity cross-section
0
5
10
15
20
25
30
35
40
45
50
ρ, [Ω m]
250
160
100
65
40
25
16
10
6.5
0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7 7.5 8 8.5 9 9.5 10

PROFILE 3]: 1-2- 3



Seasonal Variation:

Post monsoon water Table: 18-20m BGL

Pre-monsoon water table: 20-22m BGL

Plot details and Run off Calculations:

A] Before Construction

		1	2	3	1×2×3
Sr. No.	**Area type**	**Area in sq. meter**	**Average annual Rainfall in meters**	**Runoff coefficient**	**Rainfall Runoff potential generalized (m^3/year)**
1	Open area	55075.24	0.762	0.3	**12590.20**

B] After Construction

		1	2	3	1×2×3
Sr. No.	**Area type**	**Area in sq. meter**	**Average annual Rainfall in meters**	**Runoff coefficient**	**Rainfall Runoff potential generalized (m^3/year)**
1	Roof Area	14163.43	0.762	0.9	9713.28
2	Paved Area	35114.42	0.762	0.8	21405.75
3	Green Area	5797.39	0.762	0.1	441.76
	Total	**55075.24**			**31,560.79**

Total increased in runoff after construction

Increased runoff = After Construction (B) - Before Construction (A)

= 31,560.79 – 12590.20

= 18970.59 m^3/year.

Since for monsoon we consider 76 rainfall days

Therefore, per day incremental runoff is **18970.59** / 76 = **249.61 m^3/day**.

QUANTITATIVE ASSESSMENT OF RECHARGE:

Quantitative assessment of recharge is not an easy job, especially in the area covered by Basaltic rock formation. This is due to the heterogeneous physical characteristics of Basalt. However, since the aquifer is dynamic in nature, the water conservation measures ensure downward percolation and thereby always leaving a space to accommodate additional quantity of recharge.

The quantification would be as under:

(1) Filter pit with bore of 30 Mt. at the bottom.

Dimensions – 1.5 MT x 1.5 MT x 4.0 MT

Bore well - Dia. – 200 mm Depth – 30 Mt.

Quantification would be

1.5 MT x 1.5 MT x 4.0 MT (with a layer of filter media)

= 9.0 M^3

For Bore

= $\prod r^2 h$

= 3.14 $(0.1)^2$ x 30 Mt.

= 0.942 M3

The capacity of one RWH pit is **9.942** (At one time filling). Total capacity of Three-Two recharge pits will be around **318.144 m^3/day** (At one time filling). So, the one-year **recharge** will be = 318.144 x 76 days = **24,178.944 m^3/year.**

Rooftop Runoff That Can be Harvested Via Rooftop Recharge Pits – 22 pits.

= **Recharge pit size** x No of recharge pits x No of rainy days

=**9.942** x 22 x 76 days

= 16623.02 Cum/year

Surface Runoff That Can be Harvested Via Surface Recharge Pits – 10 pits.

= **Recharge pit size** x No of recharge pits x No of rainy days

=**9.942** x 10 x 76 days

= 7555.92 Cum/year

Total Rainwater harvested.

= **Rooftop pit recharge + Surface pit recharge**

= **16623.66 + 7555.92**

= 24,178.94 Cum/year

7. Conclusions

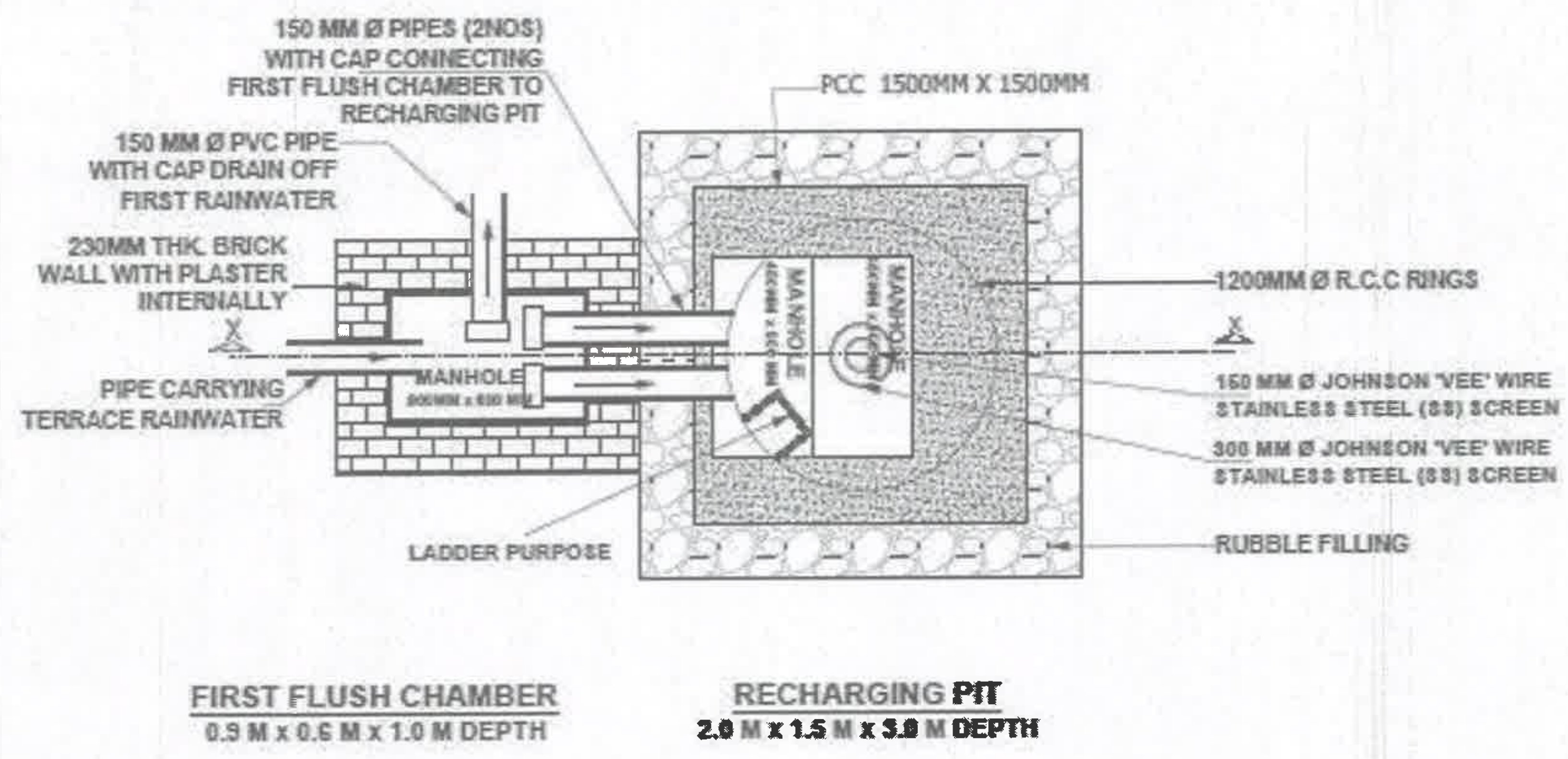
1) The VES survey of **Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C, 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundwa Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others.** shows that the majority of area is levelled for previous land use.
2) Total depth was investigated for hydrogeological study is 60 meters.
3) The average depth of unconfined aquifer on **Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C, 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundwa Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others.** is limited up to 18 to 24 meters, however, first aquifers begin averagely from 26 meters and exceed up to 32 meters.
4) We recommend **Thirty-Two** recharging pits are required for rainwater harvesting.
5) **Thirty-Two** shallow bores of 150 mm diameter are recommended on site up to 30 m depth.
6) Total **Thirty-Two** recharge pit is suggested out of that 10 is surface recharge pit and 22 is rooftop recharge pit.
7) The site is suitable for rainwater harvesting.

Report prepared by

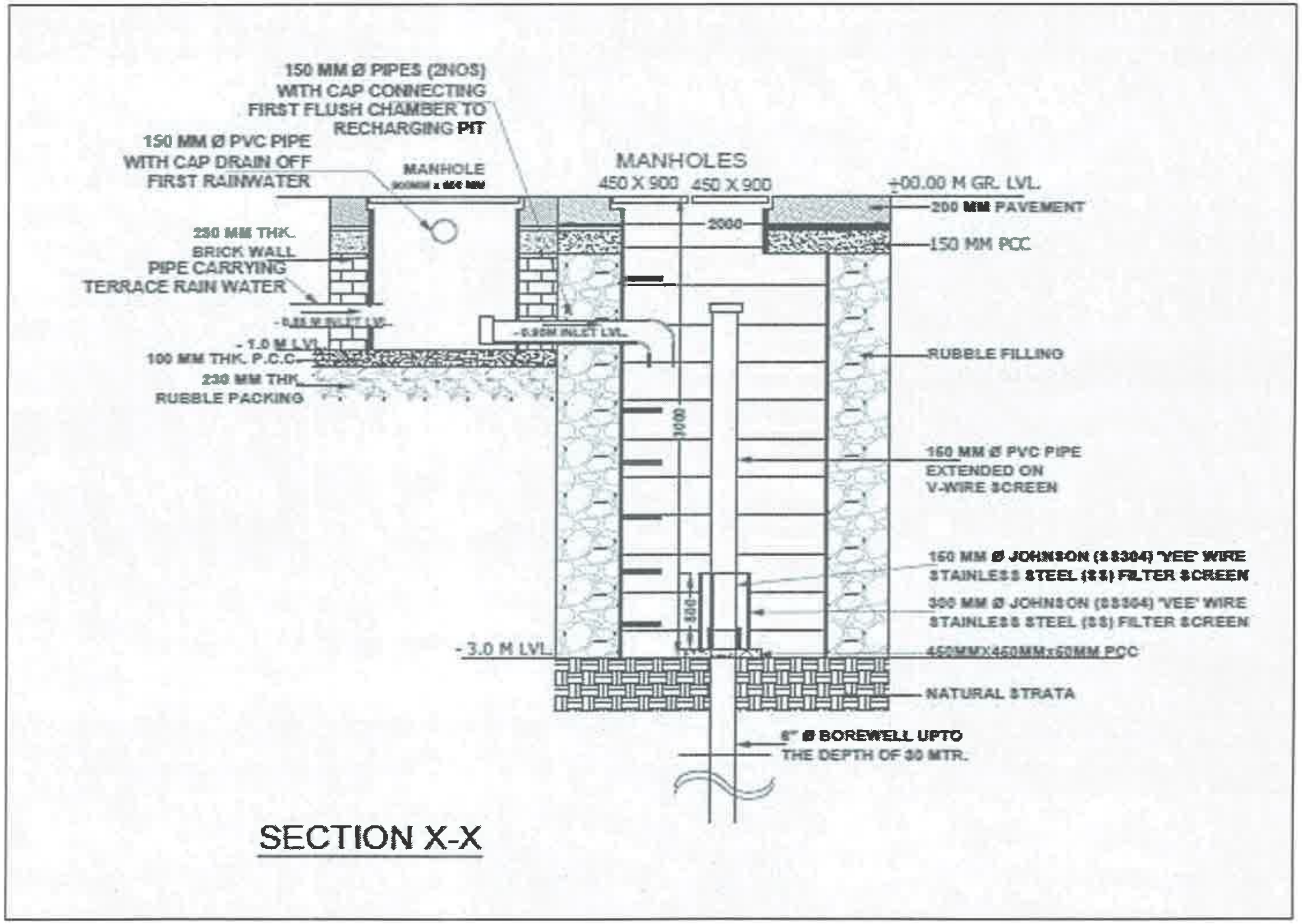
Authorized Signatory

Bhumi Envirotech Solutions

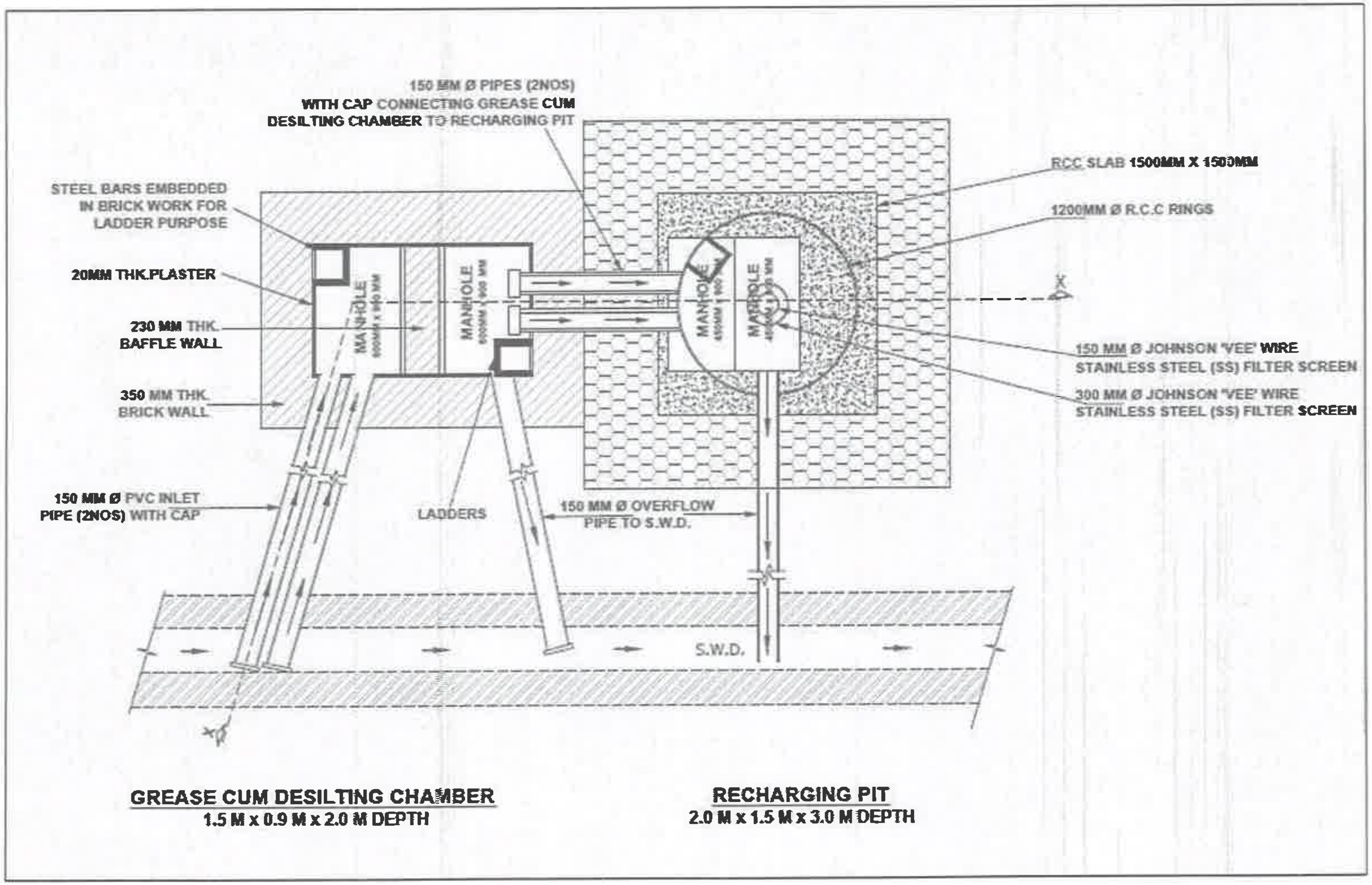
Conceptual RWH Rooftop Unit Plan



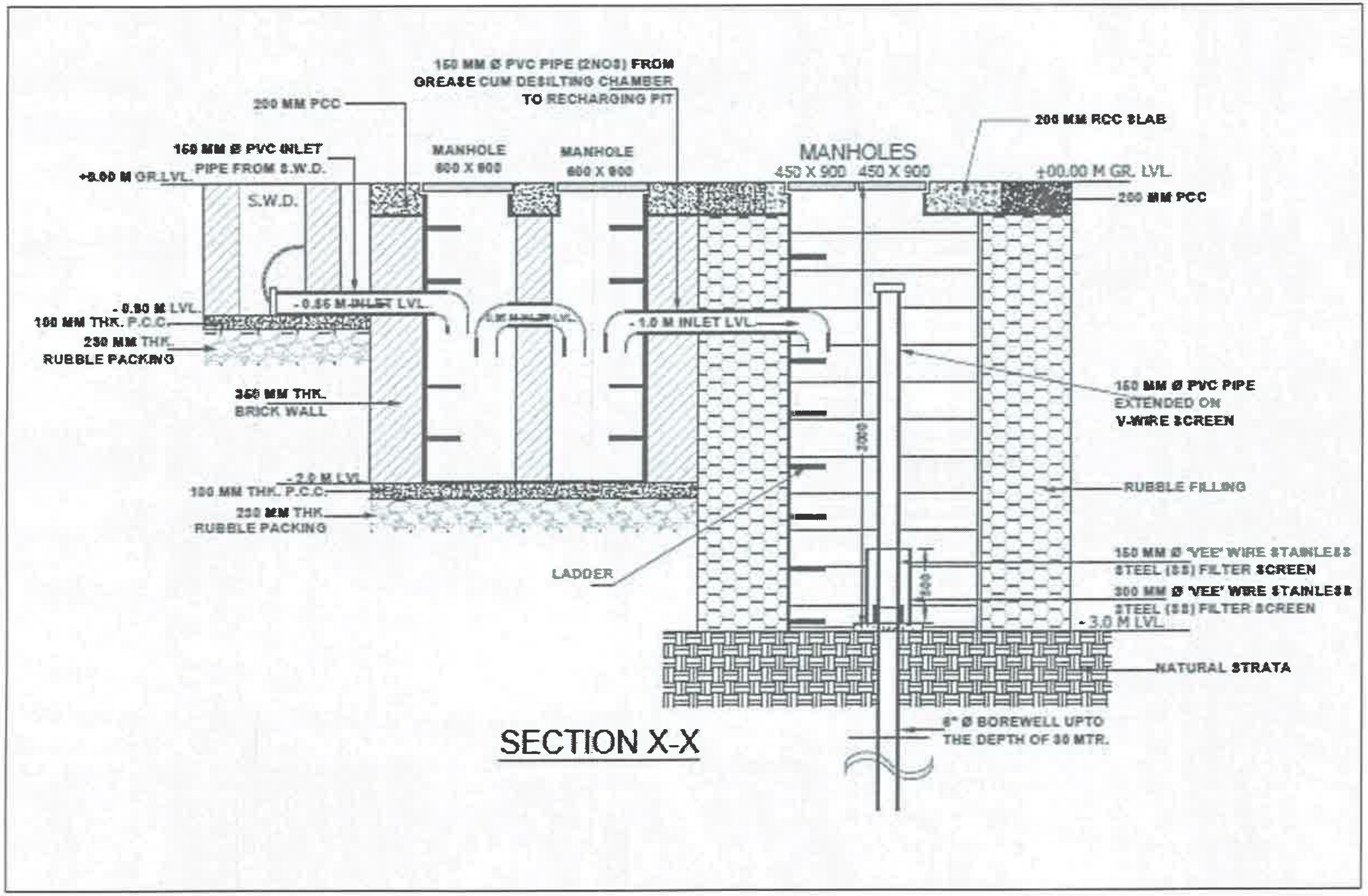
Conceptual RWH Rooftop Unit Section



Conceptual RWH Surface Unit Plan



Conceptual RWH Surface Unit Section



PARIVESH
Ministry of Environment, Forest and Climate Change
Government of India

Project Name:	Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundhwa, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others	Single Window Number:	SW/199503/2024
		Proposal Number:	SIA/MH/INFRA2/523378/2025
State:	MAHARASHTRA	Current Status:	EC Granted
Submission Date:	13/02/2025	Project Category:	B1
Sector:	INFRA2	Proposal For:	Fresh EC
Project Proponent Name:	BAJAJ FINSERV VENTURES LIMITED		

Common Application Form

Project Details

1. Details of Project

1.1. Name of the Project	Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundhwa, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others
1.2. Project Proposal For	New
1.3. Project ID (Single Window Number)	SW/199503/2024
1.4. Description of Project	Proposed project is IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundhwa, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others

2. Details of the Company/Organization/User Agency making application

2.1. Legal Status of the Company/Organization/User Agency	Company
2.2. Name of the Company/ Organization/User agency	BAJAJ FINSERV VENTURES LIMITED

Registered address

2.3. Address	S. No. 208/1B, Off Pune-Ahmednagar Road, Lohegaon, Viman Nagar
2.4. Village /Town / City	Viman Nagar
2.5. State	MAHARASHTRA
2.6. District	PUNE
2.7. Pin Code	411014
2.8. E-mail address	mahesh.kunkulol@bajajfinserv.in
2.9. Mobile number	xxxxxx5889

3. Details of the person making application

3.1. Name	Mahesh Kunkulol
3.2. Designation	Group Head

Correspondence address

3.3. Address	S. No. 208/1B, Off Pune-Ahmednagar Road, Lohegaon, Viman Nagar
3.4. Village /Town / City	Viman Nagar
3.5. State	MAHARASHTRA
3.6. District	PUNE
3.7. Pin Code	411014

3.8. E-mail address	mahesh.kunkulol@bajajfinserv.in
3.9. Mobile number	xxxxxx9751

Project Location

4. Location of the Project or Activity

4.1. Upload KML	mundhwa 84.kml
4.2. Whether the project/activity falling in the state/UT sharing international borders	NO
5. Shape of the Project	Hybrid

Location Details

Toposheet No	State/UT	District	Sub District	Village	Plot/Survey/Khasra No.
E43H14	MAHARASHTRA	Pune	Pune City	URBAN	S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1216, 1234, 1257, 1258, 1268, 1271(part), Mundhwa,

Remarks

N/A

6. Land Requirement (in Ha) of the project or activity

6.1. Nature of Land involved 1	
6.2. Non-Forest Land [A]	7.0631
6.3. Forest Land [B]	0
6.4. Total Land [A+B]	7.0631

Project Activity Cost

7. Project/Activity Cost

7.1. Total Cost of the Project at current price level	343800
7.2. Amount in words	Three Lakh Forty Three Thousand Eight Hundred Lakh(s) Only

8. Employment likely to be generated

8.1. During construction phase

Permanent employment

8.1.1. No. of permanent employment (No.s) [A]	30
8.1.2. Period of employment (No. of days) [B]	365
8.1.3. No. of man-days [X]=[A]*[B]	10950

Temporary employment

8.1.4. Temporary / Contractual employment (No. of Man days) [Y]	120
8.1.5. Total [X] +[Y]	11070

8.2. During operational phase

Permanent employment

8.2.1. No. of permanent employment (No.s) [A]	43945
8.2.2. Period of employment (No. of days) [B]	365
8.2.3. No. of man-days [X]=[A]*[B]	16039925

Temporary employment

8.2.4. Temporary / Contractual employment (No. of Man days) [Y]	365
8.2.5. Total [X] +[Y]	16040290

Others

9. Whether Rehabilitation and Resettlement (R&R) involved?	NO

10. Whether project area involves shifting of watercourse/road/rail/Transmission line/water pipeline, etc. required?	NO
11. Whether any alternative site(s) examined or part thereof for the non-site-specific component?	Not applicable as the project or activity is site specific
12. Whether there is any Government Order or Policy/ Court order relevant or restricting to the site?	NO
13. Whether there is any litigation pending against the project and/or land in which the project is proposed to be set up?	NO
14. Whether the proposal involves violation of Act/Rule/Regulation/Notification of Central/State Government?	NO

PARIVESH
Ministry of Environment, Forest and Climate Change
Government of India

Project Name:	Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1216, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundhwa, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others	**Single Window Number:**	SW/199503/2024
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Sector:	INFRA2	**Proposal For:**	Fresh EC
Project Proponent Name:	BAJAJ FINSERV VENTURES LIMITED		

Application for ToR (Category A, B1, and B2 Violation)/EC (Category B2) - Form 1

Project Details

1. Introduction of Project or Activity

1.1. Need for the project or activity and its importance to the country/region	The project is offering a residential & commercial development within gated community	
1.2. Demand - Supply Gap and Domestic and export markets, if any	Not Applicable	

2. Social Infrastructure

2.1. Readily available	All social infrastructure like bus stop, metro/railway station, water supply, Basic facility	
2.2. Proposed to be developed	NA	

3. Connectivity to the project or activity

3.1. Nearest railway station and its distance (in Km)	Hadapsar Railway Station	1.71
3.2. Nearest Airport and its distance (in Km)	Pune Airport	4.83
3.3. Nearest Town/City/District head quarter and its distance (in Km)	Mundhwa	1.87
4. Soil classification	Black Soil	
5. Distance from the HFL of the river in m, if any	N/A	

6. Benefits of the project

6.1. Social benefits of project or activity	Direct and Indirect Employment for Skilled and Unskilled Labour. Provision of housing
6.2. Financial benefits of project or activity	Creation of employment and Infrastructure Development. Will induce economic development

7. Project/ Activity Construction Status	To be Started
7.1. Likely date of start of construction activity (start of mining operations in case of mining proposals)	04/11/2024
7.2. Likely date of completion of construction activity (end of mining operations in case of mining proposals)	08/07/2027

Resource Utilization

8. Use of resources for construction or operation of the project

8.1. Whether requirement of water involved in the project?	Yes

Details of Water requirement during Construction stage

Sr.No.	Source	Quantity in KLD Present	Quantity in KLD with Expansion	Method of water withdrawal	Distance from Source in mtr	Mode of Transport	Details of Permission	Competent Authority	Upload a copy of the permission letter/NOC	Status of Permission/NOC	Proof of application	Reason for non-submission	Jus
1	Tanker Water	20	N/A	Pipeline	5	Tankers	-	No	N/A	N/A	N/A	N/A	N/A

Details of Water requirement during Operational stage

Sr.No.	Source	Quantity in KLD Present	Quantity in KLD with Expansion	Method of water withdrawal	Distance from Source in mtr	Mode of Transport	Details of Permission	Competent Authority	Upload a copy of the permission letter/NOC	Status of Permission/NOC	Proof of application	Reason for non-submission	Jus
1	Surface	1113	N/A	Others	100	Pipeline	Will submit water NOC	No	N/A	N/A	N/A	N/A	N/A

8.2. Other information, if any	
8.3. Whether requirement of Minerals and/or fuels involved in the project?	No
8.4. Construction material	Yes

Construction material	Quantity in MT	Source	Mode of transport	Distance from source in Km
Steel	27840.387	Local Vendor	Road	10
Cement	55.88	Local Vendor	Road	10
Sand	813647	Local Vendor	Road	10
Aggregates	116390	Local Vendor	Road	10

8.5. Timber	No
8.6. Electric Power:	Yes
8.6.1. Total Electricity requirement (MW):	17.992
8.6.2. Main Source:	MSEDCL
8.6.3. Renewable energy proposed to install (KW):	179
8.6.4. Percentage contribution of renewable energy:	10
8.6.5. Standby arrangements (details of DG Sets):	2000 x 18 KVA
8.6.6. Stack height in m (DG set):	3.5
8.6.7. Energy conservation measures:	LED Lights, V3F lifts, Use of Solar PV power, Solar Hot Water System.
8.7. Whether any other natural resources / other raw materials required?:	No
8.8. Whether any use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies) required?	No
8.9. Whether any resource efficiency / optimization / recycling and reuse envisaged in the project?	Yes
8.9.1. Details	Treated sewage recycling for flushing and landscaping are proposed in project. Reuse of wet waste in the form of manure also envisaged in project.

Physical Changes

9. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality:

9.1. Whether any permanent or temporary change in land use, land cover or topography due to project activity?	No
9.2. Whether any clearance of existing vegetation due to project activity?	Yes
9.2.1. No. of Trees	776

9.2.2. Area covered with plantation/ vegetation / greenbelt proposed to be cleared in Ha	0.5797
9.2.3. No. of trees proposed for transplantation	90
9.2.4. Other information, if any	Existing trees on plot -776 Nos., Number of trees to be cut - 110 Nos. Number of trees to be transplanted - 90 Nos. , Proposed trees : 675 Nos.
9.3. Whether any loss of native species or genetic diversity?	No
9.4. Whether any demolition works involved in project activity?	No
9.5. Whether any linear structures proposed for diversion or demolition due to project activity? (e.g. roads, transmission lines, rail line, pipeline, conveyor, etc.)	No
9.6. Whether any closure or diversion of existing transport routes or infrastructure due to project leading to changes in traffic movements?	No
9.7. Whether any closure or diversion of water bodies present in project area or realignment of water courses passing through project area?	No
9.8. Whether any dismantling or decommissioning or restoration works or reclamation works (Long-term/ short-term)?	No
9.9. Whether any construction works for temporary use for project activity?	No
9.10. Whether any cut and fill excavations proposed for the project activity?	Yes
9.10.1. Quantity of cutting material in Cu.m	707922
9.10.2. Proposed utilization / dispose of cutting material	Backfilling
9.10.3. Quantity of filling material in Cu.m	403122
9.10.4. Source of filling material	Cutting material
9.10.5. Other information, if any	403122 m3 will be used within the site for back-filling and the remaining quantity (304800 m3) will be used in other construction sites.
9.11. Whether any underground works including tunnelling?	No
9.12. Whether any dredging involved in project?	No
9.13. Whether any offshore structures involved in project?	No
9.14. Whether any new road, rail, sea, airports, helipad, etc. during construction or operation?	No
9.15. Whether any construction of new linear structures? (e.g. transmission lines, pipelines, etc.)	No
9.16. Whether any Facilities for storage of goods or raw materials?	No
9.17. Whether any Facilities for long term/ permanent housing of operational workers/ staff?	No
9.18. Whether any Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No
9.19. Whether any Stream crossings, temporary and permanent?	No
9.20. Whether any influx of people to an area in either temporarily or permanently?	Yes
9.20.1. No. of people likely to influx to an area temporarily	120
9.20.2. No. of people likely to influx to an area Permanently	43945

9.20.3. Other Information, if any	On completion of the project, there will be regular movement of visitors, staff and related personals.
9.21. Whether any other information would like to submit?	No

Pollution Details

10. Release of pollutants to Air and Mitigation measures

10.1. Whether any probable air pollutants generated?	Yes

Air Pollution Source	Probable Pollutants	Mitigation Measures
DG sets	PM, SO2, NOx, CO	Proper maintenance of DG sets shall be done and Low sulphur fuel shall be used.
Excavation	PM10, PM2.5	Dust suppression measures such as Water sprinkling
Transport of raw material/products	dust emission	Frequent water sprinkling will be done to minimise the emissions.
DG sets	PM, SO2, NOx, CO	Proper maintenance of DG sets shall be done and Low sulphur fuel shall be used.
Transport of raw material/products	dust emission	Frequent water sprinkling will be done to minimise the emissions.
Excavation	PM10, PM2.5	Dust suppression measures such as Water sprinkling

10.2. Other Information, if any	NA

10.3. Generation of Noise & Vibration and mitigation measures

10.3.1. Whether any probable generation of Noise and vibration from the proposed project?	Yes
10.3.1.1. Sources of Noise	DG Set, construction equipment, Construction Activity & during transportation of material.
10.3.1.2. Sources of Vibration	During Excavation Activity
10.3.1.3. Details of blasting, if any	Drilling work, concrete vibrators, DG set usage, transport vehicles etc.
10.3.1.4. Other Information, if any	For control of noise following measures shall be adopted: Properly maintained equipment's with mufflers will be used. High noise generating construction activities would be carried out only during day time. Workers working near high noise. construction machinery would be provided with ear muffs
10.3.1.5. Whether any mitigation measures proposed for Noise & Vibration?	Yes
10.3.1.5.1. Mitigation measures proposed for control of Noise	Acoustic enclosure and noise barrier around noise-generating machinery. High noise-generating construction activities would be carried out only during day time.
10.3.1.5.2. Mitigation measures proposed for control of vibration	1. DG sets shall be used only as backup in case of power failure. 2. Further proper acoustic measures shall be provided along with DG sets to reduce the noise and vibrations.
10.3.1.5.3. Other Information, if any	Installation, use and maintenance of mufflers on equipment. Workers working near high-noise construction machinery would be supplied with ear plugs
10.3.2. Whether any probable generation of Light and Heat?	No

10.4. Discharge of pollutants to water and mitigation measures

10.4.1. Whether any probable water pollutants generated?	No

Details of reuse / recycle of wastewater

Details	Qty / Capacity
10.5. Quantity of waste water generation per day (KLD)	1763
10.6. Quantity of treated water proposed to use per day (KLD)	1587
10.7. Quantity of treated water proposed to discharge outside the premises (KLD)	694
10.8. Purpose for which treated water is proposed to use	For Flushing and Gardening
10.9. Whether it is proposed to opt/avail common off-site Sewage Treatment Plant (CSTP)/Effluent Treatment Plant (CETP) facility?	No

10.10. Whether it is proposed to setup on-site Sewage Treatment Plant (STP)/Effluent Treatment Plant (ETP) facility?	Yes	
10.10.1. Whether 100% of the waste water generated will be treated?	Yes	
10.11. Type of treatment plant	STP	
10.12. ETP/STP Capacity	ETP	
	1800	KLD
	STP	
	N/A	N/A
10.13. ETP/STP Technology	STP	ETP
	MBR	N/A
10.14. Whether the adequacy of the Sewage Treatment Plant (STP) or Effluent Treatment Plant certified by an independent expert?	Yes	
10.14.1. Details thereof	STP Consultant & STP shall be designed by independent certified STP Vendor	
10.15. Whether any other mitigation measures proposed?	Yes	
10.15.1. Details thereof	Two separate pipelines are proposed, one for supplying fresh water for drinking, cooking and bathing etc. and another for supply of treated water for flushing	
10.16. Whether Dual Plumbing System proposed to be implemented?	Yes	
10.16.1. Details thereof	Two separate lines for fresh and treated water is proposed in project.	
10.17. Whether any discharge of treated effluent involved?	Yes	
10.17.1. Mode of discharge of treated effluent	Excess treated water discharge in to existing drainage line.	
10.17.2. Place of discharge of treated effluent	Sewer chamber present near project site	
10.17.3. Other information, if any	Mobile STP will be provided for construction workers, Fresh water requirement will be met from PMC	

Water Requirements

11. Ground water intersection and water conservation measures:

11.1. Whether ground water table intersection involved in the project activities?	No
11.2. Area category from Groundwater availability perspective?	Safe
11.3. Whether Rainwater harvesting proposed	Yes
11.3.1. Capacity of facilities provided	188.9
11.3.2. Description of facilities provided	Provided - 28 RWH PITS (18 nos. of RWH for Terrace 10 Nos of RWH PITS for Surface)
11.3.3. Description	Size of RWH Pits: 1.5m * 2.0m*3.0m
11.3.4. Total Quantity of water requirements met from water harvestingin KLD	0
11.3.5. Storage capacity of rain water harvested in cubic meters	0
11.4. Whether any other water conservation measures proposed?	Yes
11.4.1. Details thereof	Low Flow Fixtures are proposed.
11.5. Whether the ZLD is proposed?	No

12. Greenbelt

12.1. Area proposed for green belt (in Ha)	0.5797
12.2. Width of green belt (in m) along the boundaryof the project or activity	3.5
12.3. Percentage of the total area covered under green belt	10

12.3. Percentage of the total area covered under green belt | 10

12.4. Details of the species proposed for plantation	Local species will be planted
12.5. No. of tree saplings to be planted	675
12.6. Funds allocated for plantation in Lakhs.	10

Waste Generation

13. Production of wastes during construction or operation or decommissioning

13.1. Whether any generation of Solid waste (domestic wastes)? Yes

Name of the waste	Source	Qty (TPA)	Mode of disposal	Mode of Transport
Bio-degradable Waste	Commercial sector	975.64	To be processed in organic waste convertor (OWC)	Road
Non-biodegradable Waste	Commercial sector	2276.67	To be managed through authorized recyclers	Road

13.2. Whether any generation of plastic waste? No

13.3. Whether any generation of e-waste? Yes

Name of the waste	Source	Qty (TPA)	Mode of disposal	Mode of Transport
E Waste	Commercial sector	10.74	To be handed over to MPCB authorized vendor.	Road

13.4. Whether any generation of batteries waste?	No
13.5. Whether any generation of Bio-medical waste?	No
13.6. Whether any generation of hazardous wastes (as per Hazardous Waste Management Rules)?	No
13.7. Whether any generation of construction or demolition wastes?	No
13.8. Whether any generation of other wastes?	No
13.9. Whether any generation of surplus products?	No
13.10. Whether measures for waste minimization proposed?	Yes
13.10.1. Details thereof	OWC convertor will be provided for duration of operation phase to minimize organic waste from project site

Risk Assessment

14. Whether any risks associated with project activities which could affect human health or the environment, -

14.1. From explosions, spillages, fires etc. from storage, handling, use or production of hazardous substances?	No
14.2. From any other causes?	Yes
14.2.1. Details thereof	There is a risk of accident during construction however proper safety measures will be taken. Each DG set shall be provided with proper acoustic enclosure. Fire Fighting System will be provided
14.3. Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?	Yes
14.3.1. Details thereof	The project falls under seismic zone-III as per IS1893 (Part- 1):2002. The structural design shall be accordingly performed. Hence, no risk due to natural hazards is envisaged
14.4. Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	Yes
	During the entire construction phase adequate precaution will be taken to avoid

14.4.1. Details thereof	stagnation of water giving rise to mosquito breeding. Further, storm water network will be well designed to leave no stagnant water pockets, at any point of time. The storm water line will not cross wastewater line. Proper housekeeping practices will be adopted.
14.5. Could project adversely affect the wellbeing of people in project area e.g. by changing living conditions?	Yes
14.5.1. Details thereof	Positive impact due to enhanced and hygienic living conditions. Aesthetic value of area will be improved. It will provide employment opportunities to the local people in terms of skilled and unskilled labour during construction and service personnel during operational phase.
14.6. Vulnerable groups of people who could be adversely affected by the project e.g. hospital patients, children, the elderly etc.	Yes
14.6.1. Details thereof	There are vulnerable areas within 500 m from the site. EMP will be followed for mitigations
14.6.1. Has cumulative risk assessment been performed?	N/A
14.7. Whether any likely impacts of the proposed activity on the existing facilities adjacent to the proposed site due to generation of dust, smoke, odorous fumes or other hazardous gases?	Yes

Existing adjacent facilities/Resources	Impact
14.7.1. Agriculture	Nil
14.7.2. Natural Resources	Nil
14.7.3. Community facility	Nil
14.7.4. Other	Dust will be generated during construction phase which will be temporary. However, mitigation measures like green belt, dust suppression, tyre washing will be done

15. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

15.1. Whether lead to development of supportive facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: Supportive infrastructure (roads, power supply, waste or waste water treatment, etc.); housing development; industries in supply chain and downstream; any other?	Yes
15.1.1. Details there of	The project is located in residential zone. This will create job opportunities for support staff like security, maintenance, workers, etc.
15.2. Whether lead to after-use of the site, which could have an impact on the environment? (e.g. mine void, dump sites, etc.)	No
15.3. Whether set a precedent for later developments?	No
15.4. Have cumulative effects due to proximity to other existing or planned projects with similar effects?	No
15.5. Whether lead to growth of alien species, if any?	No
15.6. Is there any threat of the project to the biodiversity (including displacement of fauna-both terrestrial and aquatic and avi-fauna or creation of barriers for their movement)?	No
15.7. Will the proposed project in any way result in the obstruction of a view, scenic amenity or landscapes?	No
15.8. Is there any impact on anthropological or archaeological sites or any important site feature in the vicinity of the proposed site have been considered?	No
15.9. Will the proposed project result in any changes to the demographic structure of local population?	Yes
15.9.1. Details thereof	Due to project, there will be influx of 43,945 Nos of people at project site of commercial project

15.10. Will the project cause adverse effect on local communities, disturbance

15.10. Will the project cause adverse effect on local communities, disturbance to sacred sites or other cultural values?	No

16. Building or Construction projects or Area Development projects and Townships Proposals

16.1. Major Project Requirement in terms of the land area, built up area, green belt, parking needs etc.

	Existing	Expansion
16.1.1. STP & Solid Waste Area (sq. m)	2100	N/A
16.1.2. Green belt Area (sq. m)	5797.39	N/A
16.1.3. Number of parking Required	4852	N/A
16.1.4. Total number of dwelling units	27	N/A
16.1.5. Open Area (sq. m)	5797.39	N/A
16.1.6. Build up area (sq. m)	614387.19	N/A
16.1.7. Surface Parking Area (sq. m)	N/A	N/A
16.1.8. Built up area	614387.19	N/A
16.1.9. Total Land/plot area (sq. m)	70690.21	N/A
16.1.10. Unpaved Area (sq. m)	N/A	N/A
16.1.11. Paved Area (sq. m)	N/A	N/A
16.1.12. Maximum number of floors	27	N/A

16.2. Whether management of drainage in and around site is proposed as per the Central Public Health & Environment Engineering Organization (CPHEEO) Manual on Storm Water Drainage System, 2019 to avoid flooding or water logging?	Yes
16.2.1. Details thereof	Drainage line of PMC is present around project site.
16.3. Details regarding measures are taken to prevent the run-off from construction activities polluting land & aquifers? (Give details of quantities and the measures taken to avoid the adverse impacts)	• Proper storm water drainage system comprising of lined drains is proposed. • Filtration media and silt trap will be fixed to rainwater harvesting bores. • Boundary wall will be constructed around the site. • Mobile Toilets are proposed. • Use of leak proof containers for storage oil to avoid contamination of runoff.
16.4. Impact of the land use changes occurring due to the proposed project on the runoff characteristics of the area in post construction phase on a long term	No, adverse impact is envisaged due to change in land use by the project since rain water harvesting is proposed to control surface run off. Effective storm water drainage system is proposed around the proposed site and the storm water runoff will be connected to proposed storm water drain.
16.5. Will there be any significant land disturbance resulting in erosion, subsidence and instability?	No
16.5.1. Reasons thereof	The land relatively flat with minor Natural contours. The top soil will be preserved on site during the development & will be used after development for landscape purpose. There will not be any disturbance resulting in erosion, subsidence and instability.
16.6. Whether soil erosion control measures proposed to conform to best management practices highlighted in the National Building Code (NBC) of India, 2016?	No
16.6.1. Reasons thereof	No soil erosion is envisaged.

16.7. Breakup of water requirement for various daily uses

Daily Use	Daily quantity (KLD)	
	During Construction	During Operation
Drinking Water	200	1113
Green Belt	N/A	N/A
Flushing	140	840
Dust Suppression	45	20

Daily Use	During Construction	During Operation

16.8. Details of traffic management at the entry & exit to the project site in construction and operation phase with comparison to the present level of traffic	For proper traffic management all internal roads are proposed with 6 m width, turning radius of 9 m.
16.9. Whether buildings or building complexes have a connected load of 100 kW or greater or a contract demand of 120 kVA or greater and are intended to be used for commercial purposes.	No
16.10. What is the Energy Performance Index (EPI) of a building in kilowatt-hours per square meter per year of the building and measures to minimize energy consumption?	133 kWh/sq.m./yr (Commercial)
16.11. Whether Compliance to the ECBC norms is applicable?	Yes
16.11.1. Whether compliance to	ECBC

16.12. Details for Energy efficiency level

Building envelop

16.12.1. Fenestration

Parameter	Details	Remarks
U-Factor (W/m2 .K)	5.6	Window Type- Double Glazed_LowE_ Alum Frame Window
Solar Heat Gain Coefficient	0.4	Window Type- Double Glazed_LowE_ Alum Frame Window
Visual Light Transmittance	45%	Window Type- Double Glazed_LowE_ Alum Frame Window

16.12.2. Day lighting

Parameter	Details	Remarks
% Useful daylight illuminance (UDI)	72.4	UDI {Compliant area of a typical floor (habitable spaces) in worst case scenario}
Area per floor (sq. m) UDI requirement during 90% of the year	66.03	For habitable spaces in worst case scenario only
Total daylight area (sq. m) in building meeting UDI requirement during 90% of the year	72.4	For Proposed Buildings Only

Building Envelope Sealing

16.12.3. Roof

Parameter	Details	Remarks
Roof assembly U-factor (W/m2 .K)	0.47	For Proposed Buildings Only
Climate Zone	Warm & Humid	For Proposed Buildings Only

16.12.4. External Wall

Opaque Assembly Maximum U-factor (W/m2 .K)	0.83	For Proposed Buildings Only
Climate Zone	0	Warm & Humid for Proposed Buildings Only
Material	0	ACC block for Proposed Buildings Only
R Value	1.18	For Proposed Buildings Only

16.12.5. Energy efficiency in Thermal comfort systems and controls	Energy efficient Air Conditioning System with High COP
16.12.6. Energy efficiency in Lighting and Electrical systems and controls	• Use of LED Lights to reduce the Light Power Density • Timer Based Controls for External Area Lighting • Energy Efficient Lifts with VVVF Lift Drive • Energy Efficient Pumps and Motors
16.13. Does the layout of streets & buildings maximize the potential for solar energy devices? Substantiate with details.	Shadow analysis will be carried out for utilizing the complete potential of the terrace area and not to lose any available space. Similarly, based on the sun path, azimuth and altitude angle of a particular city, the orientation and slope of the Solar PV panels will be worked out
16.14. What extent the non-conventional energy technologies are utilized in the overall energy consumption?Provide details of the renewable energy technologies used	Solar Photovoltaic Panels have been proposed to achieve maximum savings through renewable energy.
16.15. What are the likely effects of the building activity in altering the microclimates? Provide a self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects?	Considering the proposed construction impact on the micro-climate, in order to reduce the heat island effect, several measures have been incorporated like reflective paints and China mosaic tiles on roof, Solar Panels, Light Colored or Open Grid Pavers, mutual shading, etc.
16.16. What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans	• Firefighting system will be provided as per Fire NOC • Sand buckets shall be placed at adequate locations during construction • Fire alarm and extinguishers will be provided at strategic locations • Separate firefighting underground and overhead water tank will be provided
16.17. Details of NOCs available for the project (if any)	• Water NOC • NOC for disposal of non-bio-degradable and e-waste • Drainage NOC • Fire NOC

Enclosures

17. Layout Plan showing the components of the project and green belt proposed; general location and specific location of the project along with coordinates	mundhwa 84_bajaj_master layout plan.pdf
17.1. Conceptual Plan for Building and Construction project	conceptual plan.pdf
18. Schematic representation of the feasibility drawings which give information for EIA purpose	summary of project.pdf

19. Additional Information

S. No.	Document Name	Remark	Document
1	Monitoring Reports	Monitoring Reports	monitoring report.pdf
2	Standard TOR	Standard TOR	standard tor.pdf
3	Covering Letter	Covering Letter	tor application covering letter.pdf
4	NABET Certificate	NABET Certificate	nabet certificate.pdf

20. Document CheckList

21. ☐ I certify that I have uploaded all the required documents and correctly indicated them in the checklist. In case any discrepancy is found, or any required document is missing, the application shall be liable to be rejected at our own risk and cost.

Undertaking

22. ☑ I hereby give undertaking that the data and information given in the application and enclosures are true to be best of my knowledge and belief and I am aware that if any part of the data and information is found to be false or misleading at any stage, the project will be rejected and clearance given if any to the project will be revoked at our risk and cost. In addition to the above, I hearby give undertaking that no activity/construction/expansion has been taken up

22.1. Name	Mahesh Kunkulol
22.2. Designation	Group Head
22.3. Company	BAJAJ FINSERV **VENTURES LIMITED**
22.4. Address	**S. No. 208/1B, Off** Pune-Ahmednagar **Road, Lohegaon, Viman Nagar**
22.5. Date	06/09/2024

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Proof of Service of Sur-Rejoinder in IA 221_2026

1 message

Akshay Jagtap <akshayjagtap117@gmail.com> Tue, Jul 14, 2026 at 18:29

To: ngt-pune ngt-pune <ngt-pune@gov.in>, ropune <ropune@mpcb.gov.in>, Sanjiv Bajaj <sanjiv@bajajfinserv.in>, Mahesh Kunkulol <mahesh.kunkulol@bajajfinserv.in>, Pmc - Commissioner Office Ashok Shirsat <mco@punecorporation.org>, apccfcentral-ngp-mef <apccfcentral-ngp-mef@gov.in>, ms@mpcb.gov.in, secy-moef@nic.in, collector.pune@maharashtra.gov.in, psec.env@maharashtra.gov.in, eekidpune@gmail.com

Respected sir,

Please find attached herewith PDF file for your reference as proof of Service of Sur-Rejoinder by appellant in IA 221/2026 in Appeal no 529/2025.

Thank you,

Regards,

Akshay Sunil Jagtap
Appellant

Sur_rejoinder_From_Appellant_1533_1659.pdf
9.6 MB