



सत्यमेव जयते

GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

Form 19

[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION  
OF  
SHIV SABARI DEVELOPERS  
TO  
MERAKE HABITATS LLP

LLP Identification Number: **AAZ-9591**

It is hereby certified that MERAKE HABITATS LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given under my hand at Manesar this Twenty first day of December Two thousand twenty-one.

DS MINISTRY OF CORPORATE AFFAIRS 23 2  
Digitally signed by DS MINISTRY OF CORPORATE AFFAIRS 23 2  
DN: cn=DS MINISTRY OF CORPORATE AFFAIRS 23 2, o=MINISTRY OF CORPORATE AFFAIRS, ou=MINISTRY OF CORPORATE AFFAIRS 23 2, email=DS MINISTRY OF CORPORATE AFFAIRS 23 2, c=IN  
Reason: I am in the authority and scope of the document.  
Date: 2022.01.08 15:58:43 +05'30'

JHABBOO RAM MEENA  
ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

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

Mailing Address as per record available in Registrar Office:

**MERAKE HABITATS LLP**

505, MERAKE ARENA, 05TH FLOOR, SION TROMBAY ROAD, OPP R.K STUDIO,  
CHEMBUR, MUMBAI, Mumbai City, Maharashtra, 400071, India





(Amended)


Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number :27ABGFS9495N1Z2

1.	Legal Name	MERAHI HABITATS LLP			
2.	Trade Name, if any	MERAHI HABITATS LLP			
3.	Constitution of Business	Limited Liability Partnership			
4.	Address of Principal Place of Business	OPP R K STUDIO, 5th Floor, Unit No.505, Meraki Arena, Sion Trombay Road, Chembur, Mumbai, Mumbai Suburban, Maharashtra, 400071			
5.	Date of Liability	01/07/2017			
6.	Date of Validity	From	01/07/2017	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Signature Invalid Digitally signed by DS GOODS AND SERVICES TAX NETWORK Date: 2022.03.19 11:47:15 IST			
	Name				
	Designation				
	Jurisdictional Office				
9.	Date of issue of Certificate	19/03/2022			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 19/03/2022 .

ENVIRONMENTAL  
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)



Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), Maharashtra)

To,

The Manager  
SHIV SABARI DEVELOPERS  
Unit no. 4, Ujagar Industrial Estate, Waman Tukaram Patil marg, Deonar,  
Mumbai -400088

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/MIS/213157/2021 dated 31 May 2021. The particulars of the environmental  
clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC22B038MH156693   |
| 2. File No.                                   | SIA/MH/MIS/213157/2021   |
| 3. Project Type                               | Expansion  |
| 4. Category                                   | B2   |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                            | Residential and Commercial Development<br>at Village Borla, on V.N. Purav Marg,<br>Opp. R.K. Studios Chembur, Mumbai |
| 7. Name of Company/Organization               | SHIV SABARI DEVELOPERS   |
| 8. Location of Project                        | Maharashtra  |
| 9. TOR Date                                   | N/A  |

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 01/03/2022

(e-signed)  
Manisha Patankar Mhaskar  
Member Secretary  
SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/213157/2021  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.

To  
 M/s. SHIV SABARI DEVELOPERS,  
 New CTS No 667A/2A, 667A/2B,  
 667A/2C & 667A/2D, Village Borla,  
 V.N. Purav Marg, Opp. R.K. Studios,  
 Chembur, Mumbai.

**Subject :** Environmental Clearance for Residential and Commercial project at Plot bearing New CTS No 667A/2A, 667A/2B, 667A/2C & 667A/2D of Village Borla, on V.N. Purav Marg, Opp. R.K. Studios Chembur, Mumbai by M/s. SHIV SABARI DEVELOPERS.

**Reference :** Application no. SIA/MH/MIS/213157/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 154<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 233<sup>rd</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details									
1.	Plot Area (sq.m.)	19916.05 Sq. mt.									
2.	FSI Area (sq.m.)	57250.48 Sq.mt.									
3.	Non FSI Area (sq.m.)	44734.63 Sq.mt									
4.	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,01,985.11 Sq.mt.									
5.	Building Configuration	<table border="1"> <thead> <tr> <th>Building Details</th> <th>No. of Floors</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;"><b>Two Residential Buildings and One Commercial Building</b></td> </tr> <tr> <td>Building 1</td> <td>Wing A to D: 3 Basements + Stilt + Part Podium + 18 Floors Wing E: Basement + Stilt + 19 Floors</td> <td>Total Flats: 355 Nos.</td> </tr> </tbody> </table>	Building Details	No. of Floors	Details	<b>Two Residential Buildings and One Commercial Building</b>			Building 1	Wing A to D: 3 Basements + Stilt + Part Podium + 18 Floors Wing E: Basement + Stilt + 19 Floors	Total Flats: 355 Nos.
		Building Details	No. of Floors	Details							
		<b>Two Residential Buildings and One Commercial Building</b>									
Building 1	Wing A to D: 3 Basements + Stilt + Part Podium + 18 Floors Wing E: Basement + Stilt + 19 Floors	Total Flats: 355 Nos.									

		Building 2	Wing A: Basement + Ground + 2 floors Departmental store Wing B: 3 Parking Floors + Service floor + Part Podium + 10 floors	Departmental Store Total Flats: 31 Nos.
		Building 3	Wing A 2 Basements + Ground + 1 <sup>st</sup> floor Wing B 2 <sup>nd</sup> floor to 17 <sup>th</sup> Floors	Retail and Offices
6.	No. of Tenements & Shops	Total Flats: 386 nos. Retail, Offices & Department Store		
7.	Total Population	4874 Nos. (Including floating population)		
8.	Total Water Requirements (CMD)	390 KLD		
9.	Sewage generation (CMD)	364 KLD		
10.	STP capacity and Technology	2 STPs of total capacity 500 KL Technology: SBR (Sequential Batch Reactor) and MBBR (Moving Bed Bio Reactor)		
11.	STP location	Basement		
12.	Total Solid Waste Quantities	Non-biodegradable waste: 739 Kg/day Biodegradable waste: 493 Kg/day Total: 1232 Kg/day		
13.	R.G. Area in sq.mt.	RG required: 3453.13 Sq. mt. (25% of 13812.50 sq. mt.) RG Provided on Ground: 2103.80 Sq. mt. RG provided on Podium: 2000.30 Sq. mt. Total: 4104.10 Sq. mt. (29%)		
14.	Power requirement	During Operation Phase: Connected load (KW): 8681 KW Maximum demand (KW): 4851 KW		
15.	Energy Efficiency	Total Energy Saving: 23 % Energy saving with the help of Solar: 5 %		
16.	DG set capacity	3 DG Sets of capacity 320 kVA, 625 kVA & 750 kVA		
17.	Parking 4W & 2W	4-Wheeler: 885 Nos. 2-Wheeler: 37 Nos.		
18.	Rain water harvesting scheme	Provision of RWH tank of total capacity 120 KL		
19.	Project Cost in (Cr.)	Rs. 403 Crores		
20.	EMP Cost	Construction Phase: Rs. 91.09 Lacs Operation Phase: Capital cost: Rs. 495.57 Lacs Operational and Maintenance cost: Rs. 53.14 Lacs/annum		
21.	CER Details with justification if any....	--		

The comparative statement regarding project details sanctioned in earlier EC and present proposal is as follows:

No.	Description	As per EC received dt. 01.02.2016	Expansion in EC	Remarks	
<b>A. Comparative – Area statement</b>					
1.	Total plot area (Sq.mt.)	18,342.50	19,916.05	Increased by 1573.55 Sq. mt. as additional adjacent land purchased on 17.01.2017 & as per amalgamation Order dt. 30.03.2019	
2.	Total Deductions	6,291.69	5354.69	Decreased by 937 Sq. mt. due to deletion of road set back and decrease in reservation area as finalized by City Survey office	
3.	Net plot area (Sq.mt.)	12,050.81	14,561.36	Increased by 2510.55 Sq. mt.	
4.	Ground coverage area (Sq. mt.)	4218	6530	Proposed increase by 2312 Sq. mt. due to change in planning and proposed building 2 now	
5.	Provision of Recreational Ground (RG) Area (Sq. mt.)	On ground	1852.00	2103.80	Proposed increase by 251.80 sq. mt. as per RG area requirement
		On podium	0	2000.30	Balance required RG area Proposed on podium as per DCPR 2034 Norms
		Total	1852.00	4104.10	Proposed increase by 2252.10 sq. mt. as per requirement
6.	Permissible Built-up Area as per FSI – Including fungible FSI (Sq. mt.)	25,249.46	57,395.59	Increased by 32146.13 sq. mt. due to increase in plot area and as per revised DCPR 2034	
7.	Built-up Area as per FSI (Sq. mt.)	24,198.24	57,250.48	Proposed increase by 33,052.24 sq. mt. as per permissible built-up area	
8.	Built-up Area as per Non FSI (Sq. mt.)	Residential	16,567.95	44,734.63	Proposed increase by 27,097.69 sq. mt.
		Existing structure	1068.99	--	Few Existing structure retained at the time of earlier EC. Now it will be demolished
9.	Total Construction Built-up Area (Sq. mt.)	41,835.18	1,01,985.11	Proposed increase by 60149.93 sq. mt.	
<b>B. Comparative – Project proposal</b>					
10.	Building Configuration and tenements	One residential building	Two residential buildings	Proposed increase in one residential building	

	<b>Building 1:</b> 2 Basements + Stilt + Podium + 18 upper floors + 19 <sup>th</sup> part floor <b>Total Flats: 75</b> <b>Nos.</b>	<b>Building 1:</b> <b>Wing A to D:</b> 3 Basements + Stilt + Part Podium + 18 Floors <b>Wing E:</b> Basement + Stilt + 19 Floors <b>Total Flats: 355</b> <b>Nos.</b>	Proposed 5 Wings in same building now Proposed increase in one basement and proposed decrease in one part floor Flats - Proposed increase by 280 nos. Part Excavation upto 2 basement completed and work stopped now
	--	<b>Building 2:</b> <b>Wing A:</b> Basement + Ground + 2 floors <b>Departmental</b> <b>store</b>  <b>Wing B:</b> 3 parking Floors + Service floor + Part Podium + 10 floors <b>Total Flats: 31</b> <b>Nos.</b>	Proposed now Construction not started
	<b>One</b> <b>commercial</b> <b>building</b>	<b>One</b> <b>Commercial</b> <b>building</b>	--
	<b>Building 2:</b> 2 Basements + Ground + 12 upper floors <b>Offices</b>	<b>Building 3</b> <b>Wing A</b> 2 Basements + Ground + 1 <sup>st</sup> floor <b>Wing B</b> 2 <sup>nd</sup> floor to 17 <sup>th</sup> Floors <b>Retail and</b> <b>Offices</b>	<b>Building 2 renamed as</b> <b>Building 3</b> Floors: Proposed increase by 5 nos. Completed and occupied up to 12 Floor

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide letter 26/06/2013 for total plot area of 18,342.50 Sq.Mtrs., total built up area of 41,835.18 Sq.Mtrs. & FSI area of 25,249.46 Sq.Mtrs. Now, due to addition of plot area PP applied for expansion. Now, Proposed BUA is 1,01,985.11 m<sup>2</sup>. The proposal has been considered by SEIAA in its 233<sup>rd</sup> (Day-2) meeting. SEIAA decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.

2. PP to obtain following NOCs as per revised planning:
  - a) Water Supply, b) Sewer NOC, c) CFO NOC, d) Tree NOC.
3. PP to submit NOC from concern authority for use of excess treated water in Garden reservation/Play Ground proposed within the plot.
4. PP to ensure that proposed STP should be minimum 40% open to sky. PP to submit cross section drawing of STP showing dimensions and ground level. PP to provide separate shaft for ventilation of STP as it is proposed in basement & accordingly revise STP layout.
5. PP to provide Low Flow Devices (LFD) & Sensors as water conservation measures in operation phase; PP to provide portable STP for workers in construction phase & accordingly revise construction & operation phase EMP. PP to include findings of various studies carried out during EIA study & accordingly revise EMP by providing monitory provision for the same.
6. PP to submit project specific Disaster Management Plan (DMP) with monetary provision & include the cost of DMP in EMP.
7. PP to relocate Under Ground Water tank to first basement & ensure that it opens at ground level.
8. PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within deemed ESZ of the said sanctuary.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI-56940.26 m<sup>2</sup>, Non-FSI-44734.63m<sup>2</sup>, Total BUA- 101674.89m<sup>2</sup>. (Plan approval- CHE/ES/0840/M/W/337(NEW)/337/2/Amend, dated-01.12.2021).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution



Control Board.

- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.