



File No:SIA/MH/INFRA2/557288/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),
MAHARASHTRA)



Dated 23/12/2025



To,

Tukaram Tupe
SAI PROVISIO HOMES (EARSTWHILE WELLWISHER HOMES)
Sadesatra Nali, Hadpasar, PUNE, MAHARASHTRA, 411028
vj.hadapsar202@gmail.com

Subject: Grant of Transfer of Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/557288/2025 dated 23/12/2025 for grant of transfer of Environmental Clearance (EC) to the project under the provision of para 11 of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3813MH5599754T
(ii) File No.	SIA/MH/INFRA2/557288/2025
(iii) Clearance Type	Transfer of EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Name of Project	Proposed Residential & Commercial Development "Leisure Town"
(vii) Location of Project (District, State)	PUNE, MAHARASHTRA
(viii) Issuing Authority	SEIAA
(ix) EC Date	23/12/2025
(x) Details of Transferee	Sadesatra Nali, Hadpasar,Pune,490,27,411028 SAI PROVISIO HOMES (EARSTWHILE WELLWISHER HOMES), 1201, 1301 Bhoomiraj Costarica Commercial Complex,Plot No.1 &1A,Sector-18,Off Palm Beach Road, Sanpada, Navi Mumbai-400705 ,Sanpada ,482,27,Off Palm Beach Road,400705
(xi) Details of Transferor	

Plot/Survey Khasra Nos.: S. No. 202A,202B/1/1 to 202 B/1/7, 202 B/2, 202/ B/3, 202/B/4, Village Hadapsar, Tal-Haveli, Dist. Pune, Maharashtra.

1. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-7 were submitted to the SEIAA under the provision of Para 11 of the EIA notification 2006 and its subsequent amendments. Details in Form 7 can be accessed on PARIVESH portal by scanning the QR Code above and can also be accessed at [click here](#).
2. The SEIAA has examined the requisite information/documents required for transfer of EC in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and hereby accords Transfer of EC dated null to null under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions issued vide EC letter dated .
3. The SEIAA may revoke or suspend the clearance, if implementation of any of the EC conditions is not satisfactory. The SEIAA reserves the right to stipulate additional conditions, if found necessary.
4. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC issued vide dated .
5. This issue with the approval of the Competent Authority.

Send Approval Copy To (In case of multiple use comma as separator)

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY


No. SIA/MH/INFRA2/557288/2025
Environment & Climate
Change Department,
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To,
M/s. Tupe Developers.
"Leisure Town",
Pune.

Sub : Environmental Clearance for Proposed Residential & Commercial
Development "Leisure Town" at Pune.

Ref : 1. Your application for transfer of EC- SIA/MH/INFRA2/557288/2025
2. EC Letter no. EC24B039MH164929, dated 10.09.2024

1. This has reference to your online application vide proposal No. SIA/MH/INFRA2/557288/2025 in prescribed Form -7 and other documents for seeking transfer of Environmental Clearance (EC) of the project mentioned in the subject.
2. Environment Clearance was granted to M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes) vide EC24B039MH164929, dated 10.09.2024 for Residential & Commercial Development "Leisure Town" at Pune. Now, you have applied for transfer of EC dated 08.10.2025 from M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes) to M/s. Tupe Developers.
3. You have submitted following documents in support of your application for transfer of EC-
 - i. Undertaking by transferee (i.e. M/s. Tupe Developers.) regarding acceptance of the terms and conditions of the EC.
 - ii. NOC from Transferor (i.e. Sai Proviso Homes (Erstwhile Wellwisher Homes) .
 - iii. Modified Development agreement dated 29. 08.2025.
4. SEIAA noted the above facts in its 313rd meeting and decided to transfer EC dated 10.09.2024 from M/s. Sai Proviso Homes (Erstwhile Wellwisher Homes) to M/s. Tupe Developers.
5. All the other terms and conditions mentioned in the EC letter dated 10.09.2024 shall remain the same.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)