

BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO.10 OF 2022

Dr. Adinath Bhujhaballi Kuchanur

... Applicant

Versus

MOEF & Ors.

... Respondents

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**BEFORE THE NATIONAL GREEN TRIBUNAL
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ORIGINAL APPLICATION NO.10 OF 2022**

Dr. Adinath Bhujhaballi Kuchanur ... Applicant
Versus
MOEF & Ors. ... Respondents

ADDITIONAL AFFIDAVIT ON BEHALF OF RESPONDENT NO.6

I, Sunil Satvilkar, the authorised signatory / additional non-executive director of Respondent No.6 having its registered office at office No.2, Runwal & Omkar Esquare, 6th Floor, Opp. Eastern Express Highway, Opp. Sion Chunabhatti Signal, Mumbai 400022 do hereby solemnly affirm and state as under:

1. I am the Authorized Signatory of the Respondent No.6, having my address as mentioned above and I am competent, authorized, and able to depose the present Additional Affidavit. I am filing this limited Additional Affidavit to bring on record of this Hon'ble Tribunal certain subsequent events, developments and documents after filing of the Affidavit in Reply for effective adjudication of the matter.



2. I state that pursuant to the Environment Clearance (“EC”) dated 30.04.2021 which was restricted to Build Up Area admeasuring 19745.90 sq. m., the State Environment Impact Assessment Authority (“SEIAA”) in its 248th meeting held on 15.09.2022 was pleased to grant EC (EC22B039MH166260) to the said project under the provisions of EIA Notification, 2006, for a total Build Up Area admeasuring 4,91,315.37 sq. m. Hereto annexed and marked as **Exhibit A** is a copy of the EC dated 15.09.2022.

3. Thereafter, SEIAA in its 261st meeting held on 14.06.2023 was pleased to consider the proposal which was recommended by the SEAC-3 in its 170th meeting under screening category 8(b) B1 as per EIA Notification, 2006. SEIAA was pleased to accord EC (EC23B039MH166075) to the said project for a total Build Up Area admeasuring 7,44,111.00 sq. m. (increased by 2,52,795.63 sq. m). Hereto annexed and marked as **Exhibit B** is a copy of the EC dated 21.07.2023.

4. Thereafter, vide a letter dated 09.08.2023 addressed to Respondent No. 6, SEIAA was pleased to amend the EC dated 21.07.2023 to the extent that the Specific Condition No. 2 of the EC dated 21.07.2023 was deleted, keeping everything else unchanged. Hereto annexed and marked as

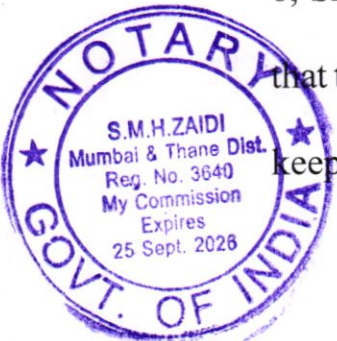



Exhibit C is a copy of the letter dated 09.08.2023 addressed by SEIAA to the Respondent No. 6.

5. Pursuant to the Consent to Establish (“CTE”) dated 24.04.2022, Maharashtra Pollution Control Board (“MPCB”) was pleased to grant CTE dated 07.11.2023 for Expansion for a period upto Commissioning of the project or up to 5 years whichever is earlier in furtherance of the Minutes of Consent Appraisal Committee meeting held on 30.08.2023. Hereto annexed and marked as Exhibit D is a copy of the CTE dated 07.11.2023.
6. Thereafter, the MPCB was pleased to grant CTE dated 14.12.2023 for Expansion for a period up to Commissioning of the project or up to 5 years whichever is earlier in furtherance of the Minutes of Consent Appraisal Committee meeting held on 05.12.2023. Hereto annexed and marked as Exhibit E is a copy of the CTE dated 14.12.2023.
7. Respondent No. 6, vide a letter dated 02.01.2024, submitted original affidavits / undertakings (dated 02.01.2024) towards compliance with EC and CTE conditions, along with a Bank Guarantee, to the MPCB office.



Hereto annexed and marked as **Exhibit F** is a copy of the CTE compliance letter dated 02.01.2024 addressed by Respondent No. 6.

- 8. I say that none of the aforementioned permissions have been challenged by any party, whereby the same attain finality. In light of the same, I state that the Respondent No. 6 has carried out construction of the said project in accordance with the permissions granted, therefore, the present Original Application is liable to be dismissed with costs.
- 9. Respondent No. 6 craves leave of this Hon'ble Tribunal to file additional pleadings and documents if the circumstances so arise.
- 10. In view of the additional facts brought on record, the Respondent No. 6 submits that the Original Application be dismissed by this Hon'ble Tribunal with the imposition of costs.


 Solemnly affirmed at Mumbai)
 Dated this 29th day of March 2025)

For R Retail Ventures Private Limited



Director

Respondent No. 6



VERIFICATION

I, Sunil Satvilkar, the authorised signatory / additional non-executive director of Respondent No.6 having its registered office at office No.2, Runwal & Omkar Esquare, 6th Floor, Opp. Eastern Express Highway, Opp. Sion Chunabhatti Signal, Mumbai 400022 hereby solemnly state and declare that whatever is stated in Paragraph Nos. 1 to 7 are true to my knowledge and whatever is stated in Paragraph Nos. 8 to 9 are based on the information and belief and same is believed to be true

For R Retail Ventures Private Limited

Director

Solemnly affirmed at Mumbai)

This 26 MAR 2025 day of March 2025

Identified and explained by me.



Before me



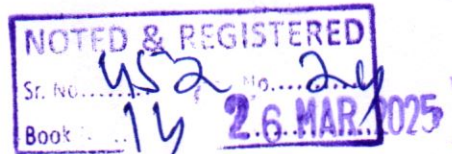
BEFORE ME

S. M. H. ZAIDI

NOTARY

Govt. of India
Mumbai & Thane Dist

26 MAR 2025



ENVIRONMENTAL
CLEARANCE

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

To,

The Director
R RETAIL VENTURES PRIVATE LIMITED
Runwal Omkar Esquare, 5th Floor, Opp. Sion Chunabhathi Signal, Sion,
Mumbai -400022

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/72899/2020 dated 04 Mar 2022. The particulars of the environmental
clearance granted to the project are as below.

1. EC Identification No.	EC22B039MH166260
2. File No.	SIA/MH/MIS/72899/2020
3. Project Type	Expansion
4. Category	B1
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Proposed residential commercial township project
7. Name of Company/Organization	R RETAIL VENTURES PRIVATE LIMITED
8. Location of Project	Maharashtra
9. TOR Date	11 Mar 2020

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

Date: 15/09/2022



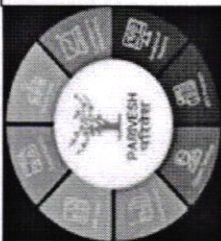
(e-signed)
Manisha Patankar Mhaiskar
Member Secretary
SEIAA - (Maharashtra)

*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.*

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PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/72899/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.R RETAIL VENTURES PRIVATE LIMITED,
CTS No.4510, 4510/1,4513 Chinchwad,
Tal -Haveli Pune.

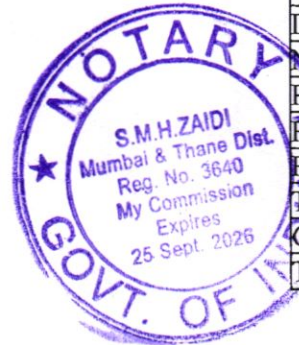
Subject : Environmental Clearance for Proposed Residential & Commercial
Township Project at CTS No.4510, 4510/1,4513 Chinchwad, Tal -Haveli
Pune by M/s.R RETAIL VENTURES PRIVATE LIMITED

Reference : Application no. SIA/MH/MIS/72899/2020

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 114th & 124th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 248th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

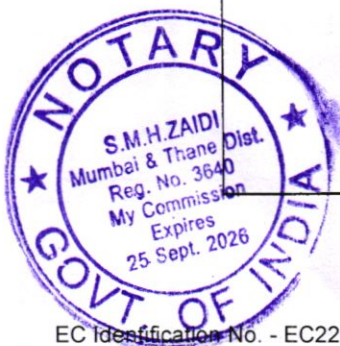
2. Brief Information of the project submitted by you is as below:-

Proposal Number	SIA/MH/NCP/53534/2020	
Name of Project	Environment clearance for proposed residential & commercial township Project at CTS.No. 4510, 4510/1, 4513 Chinchwad, Pune by R Retail Ventures Private Limited.	
Project category	8(b) Townships and Area Development projects	
Type of Institution	Private	
Project Proponent	Name	Mr. Sanjay Daga
	Regd. Office address	Address-Runwal Omkar Square I 5th Floor I Off Eastern Express Highway, Sion Mumbai - 400 022
Consultant	VK:e Environmental LLP.	
Applied for	New Greenfield Project	
Details of previous EC	Not Applicable	
Location of the project	CTS.No.4510, 4510/1, 4513 Chinchwad, Tal: Haveli, Dist:Pune	
Latitude and Longitude	18° 38'06.92" N 73° 47'51.50"E	
Total Plot Area (m2)	95516.12	
Deductions (m2)	35823.64	
Net Plot area (m2)	59692.48	
Proposed FSI area (m2)	199369.53	
Proposed non-FSI area (m2)	291945.84	
Proposed TBUA (m2)	491315.37	
TBUA (m2) approved	491315.37	
Ground coverage (m2) & %		
Total Project Cost (Rs.)	9240000000/-	



Details of Building Configuration:						Remarks
Previous EC / Existing Building			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Not applicable as it is fresh project application			A1	2B+P+21	63.90	
			A2	2B+P+21	63.90	
			A3	2B+P+21	63.90	
			A4	2B+P+21	63.90	
			B1	2B+P+21	63.90	
			B2	2B+P+21	63.90	
			B3	2B+P+21	63.90	
			B4	2B+P+21	63.90	
			C1	2B+P+21	63.90	
			C2	2B+P+21	63.90	
			C3	2B+P+21	63.90	
			Club House	G+1	8.10	
			Mall Office	3B+LG+UG+13	69.30	
Hotel Building						
Total number of tenements			No. of Tenants: 1,245 Residential No. of offices: 9 No. of Lease Tenants for Mall – Retail: 171, Anchor: 18, Theatre: 2175 seats, Food stall: 27, Restaurants: 19, FEC: 2, Amphitheatre: 1 No. of hotels rooms: 126			
Water Budget		Dry Season (CMD)		Wet Season (CMD)		
	Fresh Water	1382	Fresh Water	1382		
	Recycled (Gardening)	41	Recycled	00		
	Swimming Pool	9	Swimming Pool	9		
	Flushing	1085	Flushing	1085		
	Total	2508	Total	2467		
	Wastewater generation	1803	Wastewater generation	1803		
Water Storage Capacity for Firefighting / UGT			1200 CMD			
Source of water		Pimpri Chinchwad Municipal Corporation				
Rainwater Harvesting (RWH)		Level of the Ground water table: As per the Hydrogeology survey Report 30-35 m				
		Size and no of RWH tank(s) and NA				
		Quantity:				
		Quantity and size of recharge pits:		25 nos of size 2mX 2m X 2m		
		Details of UGT tanks if any:		Residential Fire-600 cum, Domestic- 734cum Flushing- 289 cum Commercial Fire-600 cum, Domestic- 1118cum Flushing- 449 cum		

Sewage and Wastewater	Sewage generation in 1803		
	CMD:		
	STP technology:	MBBR	
	Capacity of STP (CMD):	Cluster A-325 KLD, Cluster B-310KLD, Cluster C-200 KLD, Retail-465KLD, Office- 310KLD, Hotel- 400 KLD	
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	20	Through Authorized vendor
	Wet waste:	30	Through Authorized vendor
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	6976	Through Authorized vendor
	Wet waste:	7135	Through Authorized vendor
	Hazardous waste:	NA	NA
	Biomedical waste	NA	NA
	E-Waste	35504 Kg/Year	Through Authorized vendor
	STP Sludge (dry)	258	Dried sludge from STP will be used as manure
Green Belt Development	Total RG area (m2):		10427.38
	Existing trees on plot:		540
	Number of trees to be planted:		760
	Number of trees to be cut:		138
	Number Trees Retained		363
	Number of trees to be transplanted:		39
Power requirement:	Source of power supply:		MSEDCL
	During Construction Phase (Demand Load):		116 KW
	During Operation phase (Connected load):		22957 KW
	During Operation phase (Demand load):		13513 KW
	Transformer:		Residential 5 no. 1000KVA, Commercial 2 no of 1250 KVA, 3 no 1600KVA, 3 no 2000KVA, 1 no 1000 KVA
	DG set:		1 x 1500 kva + 2 x 1010 kva, 1 x 1250 kva, 6 x 1500kva, 3 x 600 kva
	Fuel used:		HSD
Details of Energy saving	Use of LED with timers/dimmers comparing with CFL(non-conventional Method)	For conventional lighting we have proposed 28Watt & for saving we have proposed 18Watt LED light fixtures. Commercial Mall lighting saving is 55.48% & Residential Area Lighting saving is 55.78% Total Energy Saving considering LED Light Fixtures , VFD & Energy Efficient	



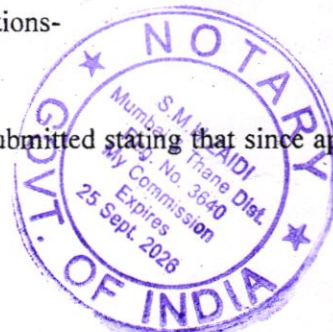
			motors per annum for Residential is 22.13% & for Commercial Mall is 23.62%	
	use of solar PV panel (conventional Method)		Installed Capacity of Solar Panel is considered 1% of Demand Load	
	Solar PV Panel + LED Light fittings		Total Energy Saving considering LED Light Fixtures , VFD & Energy Efficient motors per annum for Residential is 22.13% & for Commercial Mall is 23.62% Solar PV	
Environmental Management plan budget during Construction phase	Type	Details	Cost	
	Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation, CER	1,00,950,082	
	O & M	Water, Noise, soil, air monitoring	10,56,000.00	
Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
	Sewage Treatment	Treatment of Wastewater	62,91,50,00.00	85,08,000.00
	Water Treatment		NA	NA
	RWH	Rain Water Harvesting Pits	47,05,080.00	2,00,000.00
	Swimming Pool	Swimming pool	28,60,000.00	2,30,000.00
	Solid Waste	Organic Waste composter	14,82,50,00.00	38,00,000.00
	Green Belt Development	Landscaping	69,87,839.14	10,72,800.00
	Energy Saving	Solar PV & Hot Water	87,93,000.00	4,39,000.00
	HVAC		23,00,000.00	3,25,000.00
	Lightning Arrester		10,89,000.00	25,000.00
	Environmental Monitoring	Water, Air, Noise monitoring		4,56,000.00
Parking details	Type	Required as per DCR	Actual Provided	Area per parking (m2)
	4-Wheeler	2869	2869	115444.91
	2-Wheeler	9018	9018	
	Bicycles	4666	4666	

3. PP has obtained earlier EC dated 30.04.2-21 which was restricted for FSI area- 2848.97 sq.m, Non FSI area-16896.93 sq.m & BUA-19745.90 sq.m Proposal has been considered by SEIAA in its 248th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. An Architect Certificate shall be submitted stating that since appraisal of the project there is no change in the project.

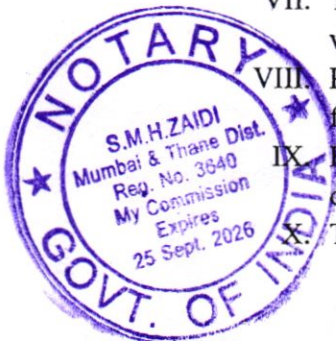


B. SEIAA Conditions-

1. This EC is subject to final outcome of the Original Application- 10/2022 pending before the Hon'ble NGT.
2. This EC is restricted for building A1, A2, A3, A4, B3 and B4 up to 38.10 m height only as per CFO NOC dated -04.03.2021.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for FSI - 199369.53m², Non FSI- 291945.84 m², Total BUA-491315.37 m². (Plan approval No.BP/EC/Chichwad/01/2020 dated-8/01/2020).

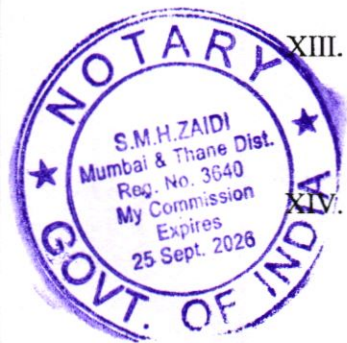
General Conditions:**a) Construction Phase :-**

- 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.



effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

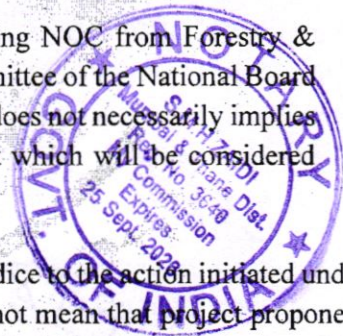
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely;



SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without

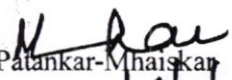


any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

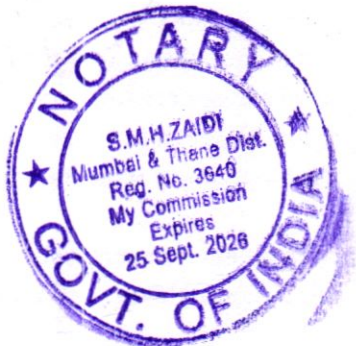
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

8/9/2022

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.





Signature valid

Digitally signed by Manisha
Patankar Mhaskar
Member Secretary
Date: 9/15/2022 9:15:04 PM



ENVIRONMENTAL
CLEARANCE

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

To,

The owner

R RETAIL VENTURES PRIVATE LIMITED

Runwal Omkar Square, off Eastern Express way, Sion, Mumbai - 400022 -
400022

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/417521/2023 dated 09 Feb 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B039MH166075 |
| 2. File No. | SIA/MH/INFRA2/417521/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Environment clearance for proposed
residential & commercial township Project
at CTS. No. 4510, 4510/1, 4513
Chinchwad, Pune by R Retail Ventures
Private Limited. |
| 7. Name of Company/Organization | R RETAIL VENTURES PRIVATE
LIMITED |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

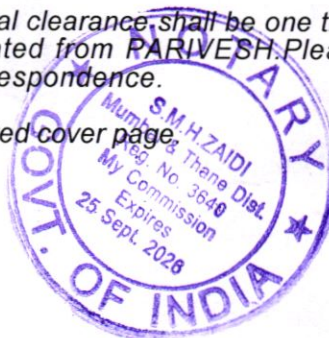
The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 21/07/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

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

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/417521/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.R Retail Ventures Private Limited,
CTS. No. 4510, 4510/1, 4513,
Chinchwad, Pune.

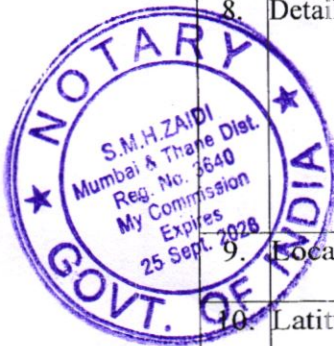
Subject : Environment clearance for proposed residential & commercial township
Project at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by M/s.R Retail
Ventures Private Limited.

Reference : Application no. SIA/MH/INFRA2/417521/2023

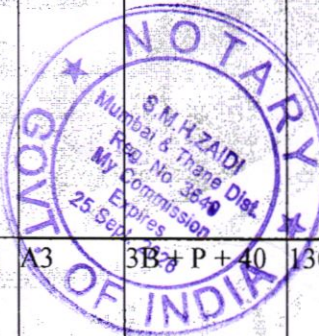
This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 170th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261st (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14.06.2023.

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

1.	Proposal Number	SIA/MH/INFRA2/417521/2023	
2.	Name of Project	Environment clearance for proposed residential & commercial projectbProject at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by R Retail Ventures Private Limited.	
3.	Project category	8(b) Townships and Area Development projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Ms. Pallavi Matkari
		Regd. Office address	Address – Runwal Omkar Square I 5th Floor I Off Eastern Express Highway, Sion Mumbai - 400 022
		Contact number	022 – 61133000
		e-mail	pallavi.matkari@runwal.com
6.	Consultant	VK:e Environmental LLP	
7.	Applied for	Expansion in EC	
8.	Details of previous EC	EC letter received for the project. EC Identification No. - EC22B039MH166260 dated 15.09.2022 For Plot area: 95,516.12 sqm FSI area: 1,99,369.53 sqm Non FSI area: 2,91,945.84 sqm TBAU: 4,91,315.37 sqm	
9.	Location of the project	CTS.No.4510,4510/1, 4513 Chinchwad, Tal: Haveli, Dist: Pune	
10.	Latitude and Longitude	18° 38'06.92" N 73° 47'51.50"E	
11.	Total Plot Area (m2)	1,05,190	



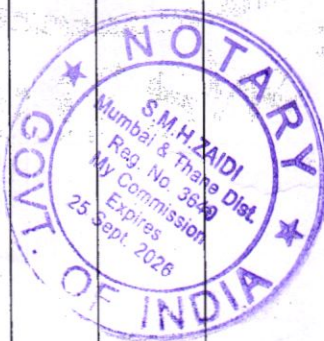
12.	Deductions (m2)	924.46				
13.	Net Plot area (m2)	1,04,265.54				
14.	Proposed FSI area (m2)	5,32,685				
15.	Proposed non-FSI area (m2)	2,11,426				
16.	Proposed TBUA (m2)	7,44,111				
17.	TBUA (m2) approved by Planning Authority till date	1,74,548 sqm				
18.	Ground coverage (m2) & %	23,234 – 22%				
19.	Total Project Cost (Rs.)	1250 Cr.				
20.	CER as per MoEF& CC circular dated 01/05/2018	---				
21.	Details of Building Configuration:					Reason for Modification / Change
	Previous EC / Existing Building			Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	A1	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	A1	3B + P + 40	130m
	A2	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	A2	3B + P + 40	130m
	A3	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	A3	3B + P + 40	130m
	A4	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	--	--	--
						Excavation in progress
						1 Basement added and Vertical expansion. Construction Not yet started
						1 Basement and Vertical expansion. Construction Not yet started
						Location slightly changed and



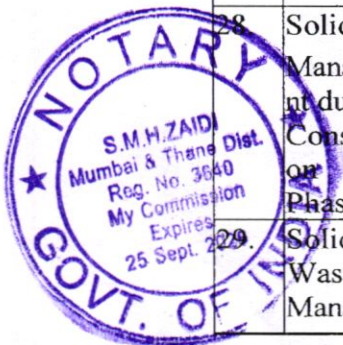
						changed name as D1, Not initiated
B1	2B+P+21	63.90	B1	2B + P + 37	120.55 m	Vertical expansion. Construction upto 19 floors
B2	2B+P+21	63.90	B2	2B + P + 37	120.55 m	Vertical expansion. Construction upto 19 floors
B3	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	B3	2B + P + 40	130m	Vertical expansion. Basement initiated.
B4	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	B4	2B + P + 40	130m	Vertical expansion. Basement initiated.
C1	2B+P+21	63.90	C1	2B + P + 37	120.55 m	Vertical expansion. Construction completed upto 21 floors
C2	2B+P+21	63.90	C2	2B + P + 37	120.55 m	Vertical expansion. Construction completed upto 21 floors
C3	2B+P+21	63.90	C3	2B + P + 37	120.55 m	Vertical expansion. Construction completed upto 21 floors



				D1	2B + P + 40	130m	Newly added. Construction Not yet started
				D2	2B + P + 40	130m	Newly added. Construction Not yet started
				D3	3B + P + 40	130m	Newly added. Construction Not yet started
				D4.	3B + P + 40	130m	Newly added. Construction Not yet started
Club House	G+1	8.10	Club House	3P+G+3	12.5m	3	Basement added and Vertical expansion. Construction Not yet started
Mall Office Hotel Building	3B+LG+UG+13	63.90	Mall + Office Building + MLCP	2B + LG + UG + 27	138.75 m		Hotel building removed MLCP Added 1 Basement removed and vertical expansion. Change in footprint. Constructi



						on Not yet started
22.	Total number of tenements	Residential: No. of Tenaments:2643 Commercial: No. of offices: 24x6=144 Retail: 97 Anchor: 18 Theatre: 500 seats (1x7screens) Food stall: 16 Restaurants: 10 FEC: 2 Population:42,062				
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	1985	Fresh Water	1985	
		Recycled (Gardening)	148	Recycled	00	
		Swimming Pool	22	Swimming Pool	22	
		Flushing	1128	Flushing	1128	
		HVAC make up	305	HVAC make up	305	
		Total	3588	Total	3440	
		Wastewater Generation	2744	Wastewater generation	2744	
24.	Water Storage Capacity for Firefighting / UGT	Residential: Fire-1800 cum Commercial Mall: Fire-550 cum Office: Fire-400 cum				
25.	Source of water	Pimpri Chinchwad Municipal Corporation				
26.	Rainwater Harvesting (RWH)	Level of the Ground water table: As per the Hydrogeology survey Report 3-9 m Size and no of RWH tank(s) and Quantity: 485 kld Quantity and size of recharge pits: 25 nos. and size 2m x 2m x 2m Details of UGT tanks if any: NA				
27.	Sewage and Wastewater	Sewage generation in CMD:		2744		
		STP technology:		MBBR		
		Capacity of STP (CMD):		Total -2755 KLD		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal		
		Dry waste:	30	Through Authorized vendor		
		Wet waste:	20	Through Authorized vendor		
	Solid Waste Management	Type	Quantity (kg/d)	Treatment / disposal		
		Dry waste:	6676	Through Authorized vendor		
		Wet waste:	7678	Through Authorized vendor		



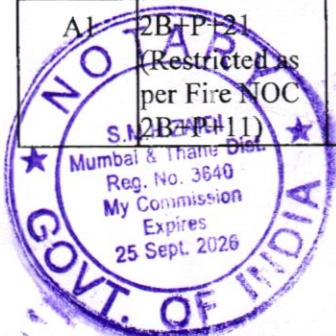
	nt during Operation Phase	Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	152	Through Authorized vendor
		STP Sludge (dry)	410	Dried sludge from STP will be used as manure
30.	Green Belt Development	Total RG area (m2):	10426 sqm	
		Existing trees on plot:	1095	
		Number of trees to be retained:	405 naturally grown retained + 690 newly planted	
		Number of trees to be cut:	138	
		Number of trees to be transplanted:	00	
		Total trees on site	3894	
31.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	717 kW	
		DG set during construction phase	750 kVA	
		During Operation phase (Connected load):	48,419KW	
		During Operation phase (Demand load):	24,081 KW	
		Transformer:	9 x 1000 kVA 1 x 315 kVA 2 x 1250 kVA 1 x 630 kVA 6 x 2500 kVA	
		DG set:	500 kVA x 2 no. 400 kVA x 2 no. 320 kVA x 1 no. 600 kVA x 1 no. 810 kVA x 3 nos. 2000 kVA x 2 nos. 1250 kVA x 7 nos.	
		Fuel used:	HSD	
32.	Details of Energy saving	RE 5% of demand load is proposed		
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost (Rs.)
		Air	Erosion control – dust suppression measures, barricading, Site safety measures,	5,56,500/-
		Land & water	JCB, Debris & topsoil preservation	6,97,000/-
		Health and Safety	Labor camp, toilet, Water Tanker & its maintenance	51,20,000/-
		Health facility	Safety equipment for labour and training	10,30,000/-
		Fuel consumption	Disinfection and Health Check-ups	41,250/-
		Environment Management	Environmental Management cell	36,00,000/-
Environment Management	Environmental Monitoring	7,36,800/-		

34.	Environmental Management plan Budget during Operation phase	Component	Capital (Rs.)	O&M (Rs./Y)	
		Sewage treatment	5,95,00,000/-	98,47,400/-	
		RWH	1,46,25,000/-	5,30,000/-	
		Solid Waste	1,75,00,000/-	17,35,026/-	
		Green belt development	4,21,00,000/-	42,10,000/-	
		Energy saving	8,93,00,000/-	44,67,000/-	
		Environmental Monitoring	--	3,19,200/-	
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	4,759	6,097	189447
		2-Wheeler	16,444	16,444	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	NGT Case No.10/2022(WZ) pending for service			

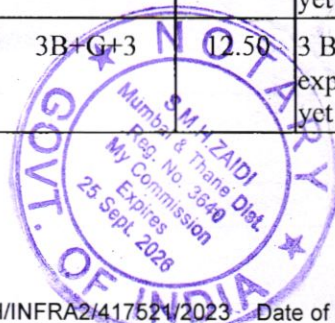
Comparative statement is as below-

Particulars	EC dated 15th September 2020	Proposed Expansion	Remarks
Plot area in Sq.m	95,516.12	1,05,190.00	Increased by 9,673.88 sqm (change of area in PR Card)
FSI area in Sq.m	1,99,369.53	5,32,685.00	Increased by 3,33,315.47 Sq.m
Non FSI area in Sq.m	2,91,945.84	2,11,426.00	Decreased by 80,519.84 Sq.m
Total Construction area in Sq.m	4,91,315.57	7,44,111.00	Increased by 2,52,795.43Sq.m

Previous EC dated 15.09.2022			Proposed Configuration			Remarks
Building	Configuration	Height (m)	Building	Configuration	Height (m)	
A1	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	A1	3B + P + 40	130	Excavation in progress



A2	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	A2	3B + P + 40	130	1 Basement added and Vertical expansion. Construction Not yet started
A3	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	A3	3B + P + 40	130	1 Basement and Vertical expansion. Construction Not yet started
A4	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	--	--	--	Location slightly changed and changed name as D1, Not initiated
B1	2B+P+21	63.90	B1	2B + P + 37	120.55	Vertical expansion. Construction upto 19 floors
B2	2B+P+21	63.90	B2	2B + P + 37	120.55	Vertical expansion. Construction upto 19 floors
B3	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	B3	2B + P + 40	130.00	Vertical expansion. Basement initiated.
B4	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	B4	2B + P + 40	130.00	Vertical expansion. Basement initiated.
C1	2B+P+21	63.90	C1	2B + P + 37	120.55	Vertical expansion. Construction completed upto 21 Floors
C2	2B+P+21	63.90	C2	2B + P + 37	120.55	Vertical expansion. Construction completed upto 21 Floors
C3	2B+P+21	63.90	C3	2B + P + 37	120.55	Vertical expansion. Construction completed upto 21 Floors
--			D1	2B + P + 40	130.00	Newly added. Construction Not yet started
--			D2	2B + P + 40	130.00	Newly added. Construction Not yet started
--			D3	3B + P + 40	130.00	Newly added. Construction Not yet started
--			D4	3B + P + 40	130.00	Newly added. Construction Not yet started
Club House	G+1	8.10	Club House	3B+G+3	12.50	3 Basement added and Vertical expansion. Construction Not yet started



3. The proposal has been considered by SEIAA in its 261st (Day-3) meeting held on 14.06.2023 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to shuffle the entry and exit for smooth vehicular movement in consonance with traffic direction.
2. PP to ensure to recharge of incremental run off rain water harvesting by minimum 100%.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy,2021.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

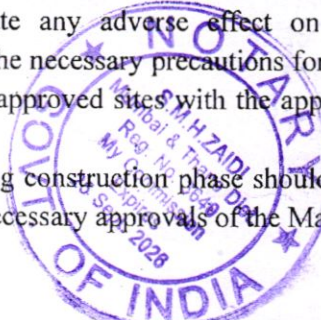
B. SEIAA Conditions-

1. PP has provided mandatory RG area of 10441m² on ground. Local Planning authority to ensure the compliance of the same.
2. This EC excludes the Cluster D (i.e. Building no D1, D2, D3, and D4) as PP has not obtained CFO NOC for the same. Further, EC is restricted for Mall and Office building up to 36.30 m height only as per CFO NOC.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for – FSI-532685 m², Non FSI-211425m², Total BUA-744110.00 m². (Plan approval No BP/EC/Chinchwad/02/2023, Dated 07/02/2023)

General Conditions:

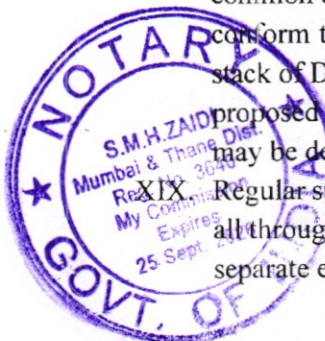
a) Construction Phase :-

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



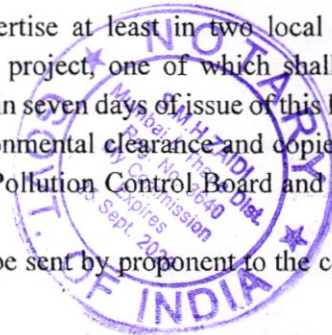
Control Board.

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



B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal

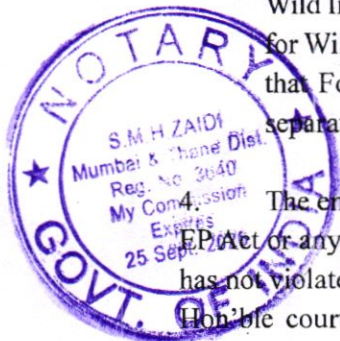


Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.



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

Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

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

Pravin

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



Signature valid

Digitally signed by Shri Pravin C.
Darade, I.A.
Member Secretary
Date: 7/21/2023 5:12:10 PM

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/417521/2023
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.
 Date: 09/08/2023

To
 M/s.R Retail Ventures Private Limited,
 CTS. No. 4510, 4510/1, 4513,
 Chinchwad, Pune

Subject : Environment clearance for proposed residential & commercial township
 Project at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by M/s.R
 Retail Ventures Private Limited.- Corrigendum in EC regarding

Reference : 1. Application no. SIA/MH/INFRA2/417521/2023
 2. EC Identification No. EC23B039MH166075, dated 21.07.2023

This has reference to your communication on the above mentioned subject. You have obtained Environment Clearance vide EC23B039MH166075, dated 21.07.2023. Now, you have applied for amendment in Environment Clearance. Your Proposal then considered in 263rd meeting of State Level Environment Impact Assessment Authority (SEIAA) and SEIAA decided to grant corrigendum in Environment Clearance dated as below-

Mentioned in SEIAA minutes and EC dated 21.07.2023	Correction shall be read as
SEIAA specific condition no.2- This EC excludes the Cluster D (i.e. Building no D1, D2, D3, and D4) as PP has not obtained CFO NOC for the same. Further, EC is restricted for Mall and Office building up to 36.30 m height only as per CFO NOC.	SEIAA specific condition no.2 stands deleted.

All the other terms and conditions mentioned in the EC letter dated 21.07.2023 shall remain the same.



Pravin Darade
 Pravin Darade
 (Member Secretary, SEIAA)

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24023516
 Website: <http://mpcb.gov.in>
 Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
 4th floor, Opp. Cine Planet
 Cinema, Near Sion Circle,
 Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000154969/CE/2311000660

Date: 07/11/2023

To,
 R Retail Ventures Pvt Ltd.,
 CTS No. 4510, 4510/1, 4523,
 Chinchwad, Tal. Haveli, Dist. Pune.



Sub: Grant of Consent to Establish for Expansion of proposed Residential & Commercial Township project under Red/LSI Category.

- Ref:
- Environment Clearance accorded by Env. Dept, GoM vide letter SIA/MH/MIS/53534/2020 dtd. 30/04/2021.
 - Consent to Establish for Expansion proposed Residential & Commercial Township project accorded by the Board vide letter Format1.0/UAN No. 0000113825/CE//2204001610 dtd. 24/04/2022.
 - Environment Clearance for proposed Residential & Commercial Township project accorded by Env. Dept, GoM vide letter SIA/MH/MIS/72899/2020 dtd. 15/09/2022.
 - Minutes of Consent Appraisal Committee meeting held on 30/08/2023.

Your application NO. MPCB-CONSENT-0000154969

For: Grant of Consent to Establish for Expansion under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

- Consent to Establish for Expansion is granted for a period upto Commissioning of the project or up to 5 years whichever is earlier.**
- The capital investment of the project is Rs.888.44 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish for Expansion is valid for Residential & Commercial Township project named as R Retail Ventures Pvt Ltd., CTS No. 4510, 4510/1, 4523, Chinchwad, Tal. Haveli, Dist. Pune on Total Plot Area of 95,516.12 SqMtrs for Total Construction BUA of 4,91,315.37 SqMtrs as per specific condition No. B (6) of EC granted dated 15/09/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 30/04/2021	95516.12	19745.90
2	C to E- dtd. 24/04/2022	95516.12	19745.90
3	EC for Exp- dtd. 31/03/2020	95516.12	491315.37

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

Sr No	Description	Permitted (in CMD)	Standards to Disposal
1.	Trade effluent	Nil	Nil

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	1803	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-3	DG Sets of 600 kVA x 03	03	As per Schedule -II
S-4 to S-5	DG Sets of 1010 kVA x 02	02	As per Schedule -II
S-6	DG Set of 1250 kVA	01	As per Schedule -II
S-7 to S-13	DG Sets of 1500 kVA x 07	07	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	7135 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	6976 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	258 Kg/Day	Drying	Used as Manure.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	1300	Ltr/A	Recycle	By Sale to Auth. reprocessor

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
11. The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.



14. PP shall extend existing BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.



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Signed by: Dr. Avinash Dhakne
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2023-11-07 18:40:13 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	500.00	TXN2301000994	11/01/2023	Online Payment
2	1776380.00	MPCB-DR-21196	30/08/2023	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 2010 CMD with MBBR technology for the treatment of 1803 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	2508.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.



SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

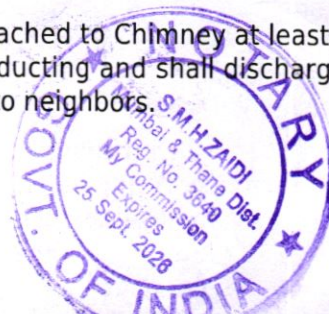
- 1) As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant Standard	
S-1 to S-3	DG Sets of 600 kVA x 03	Acoustic Enclosure	30.00	HSD 150 Ltr/Hr	1	SO2	72 Kg/Day
S-4 to S-5	DG Sets of 1010 kVA x 02	Acoustic Enclosure	30.00	HSD 250 Ltr/Hr	1	SO2	120 Kg/Day
S-6	DG Set of 1250 kVA	Acoustic Enclosure	30.00	HSD 150 Ltr/Hr	1	SO2	72 Kg/Day
S-7 to S-13	DG Sets of 1500 x 07	Acoustic Enclosure	30.00	HSD 1400 Ltr/Hr	1	SO2	720 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.



SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish for Expansion	Rs. 25 Lacs	Extension of existing BG	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

- 5 Conditions for D.G. Set
- Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - D.G. Set shall be operated only in case of power failure.
 - The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24023516
 Website: <http://mpcb.gov.in>
 Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
 4th floor, Opp. Cine Planet
 Cinema, Near Sion Circle,
 Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000180543/CE/2312001437

Date: 14/12/2023

To,
 R Retail Ventures Pvt Ltd.,
 CTS No. 4510, 4510/1, 4523,
 Chinchwad, Tal. Haveli, Dist. Pune.



Sub: Grant of Consent to Establish for Expansion of proposed Residential & Commercial Township project under Red/LSI Category.

- Ref:
1. Environment Clearance accorded by Env. Dept, GoM vide letter SIA/MH/MIS/53534/2020 dtd. 30/04/2021.
 2. Consent to Establish for Expansion proposed Residential & Commercial Township project accorded by the Board vide letter Format1.0/UAN No. 0000113825/CE//2204001610 dtd. 24/04/2022.
 3. Environment Clearance for proposed Residential & Commercial Township project accorded by Env. Dept, GoM vide letter SIA/MH/MIS/72899/2020 dtd. 15/09/2022.
 4. Environment Clearance for proposed Residential & Commercial Township project accorded by Env. Dept, GoM vide letter SIA/MH/INFRA2/417521/2023 dtd. 21/07/2023.
 5. Minutes of Consent Appraisal Committee meeting held on 05/12/2023.

Your application NO. MPCB-CONSENT-0000180543

For: Grant of Consent to Establish for Expansion under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish for Expansion is granted for a period up to Commissioning of the project or up to 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.326 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish for Expansion is valid for Residential and Commercial Township project named as R Retail Ventures Pvt Ltd., CTS No. 4510, 4510/1, 4523, Chinchwad, Tal. Haveli, Dist. Pune on Total Plot Area of 1,05,190 SqMtrs for Construction BUA of 2,52,794.43 SqMtrs out of Total Construction BUA of 7,44,110 SqMtrs as per specific condition No. B (6) EC granted dated 21/07/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC- dtd. 30/04/2021	95516.12	19745.90
2	C to E- dtd. 24/04/2022	95516.12	19745.90
3	EC for Exp- dtd. 31/03/2020	95516.12	491315.37

4	EC for Exp- dtd. 21/07/2023	105190.00	744110.00
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4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	2716	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set of 320 kVA	01	As per Schedule -II
S-2 to S-3	DG Sets of 400 kVA x 02	02	As per Schedule -II
S-4 to S-5	DG Sets of 500 kVA x 02	02	As per Schedule -II
S-6	DG Set of 600 kVA	01	As per Schedule -II
S-7 to S-9	DG Sets of 810 kVA x 03	03	As per Schedule -II
S-10 to S-16	DG Sets of 1250 kVA x 07	07	As per Schedule -II
S-17 to S-18	DG Sets of 2000 kVA x 02	02	As per Schedule -II

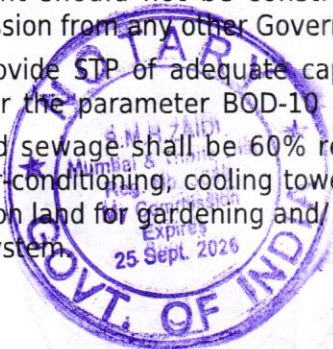
6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	7678 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	6676 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	258 Kg/Day	Drying	Used as Manure.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1. Used or spent oil	1300	Ltr/A	Recycle	By Sale to Auth. reprocessor

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
- The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.



12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall extend existing BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.



Avinash

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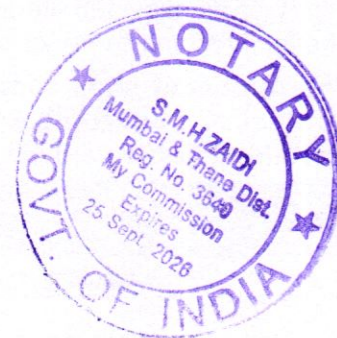
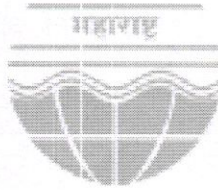
Signed by: Dr. Avinash Dhakne
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2023-12-14 10:18:20 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	652000.00	MPCB-DR-21322	13/09/2023	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

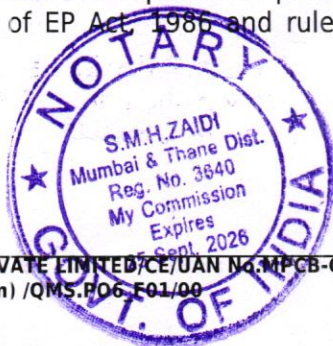
- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 2755 CMD with MBBR technology for the treatment of 2716 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	3113.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.



SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

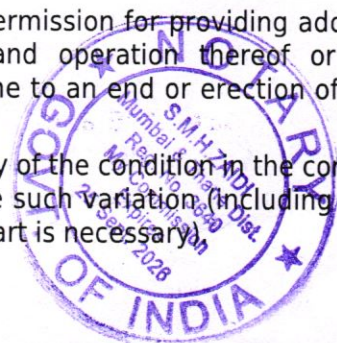
- 1) As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant Standard	Standard
S-1	DG Set of 320 kVA	Acoustic Enclosure	3.58	HSD 120 Ltr/Hr	1	SO2	57.60 Kg/Day
S-2 to S-3	DG Sets of 400 kVA x 02	Acoustic Enclosure	4.00	HSD 300 Ltr/Hr	1	SO2	144 Kg/Day
S-4 to S-5	DG Sets of 500 kVA x 02	Acoustic Enclosure	4.50	HSD 350 Ltr/Hr	1	SO2	168 Kg/Day
S-6	DG Set of 600 kVA	Acoustic Enclosure	5.00	HSD 200 Ltr/Hr	1	SO2	96 Kg/Day
S-7 to S-9	DG Sets of 810 kVA x 03	Acoustic Enclosure	5.69	HSD 750 Ltr/Hr	1	SO2	360 Kg/Day
S-10 to S-16	DG Sets of 1250 kVA x 07	Acoustic Enclosure	7.07	HSD 2100 Ltr/Hr	1	SO2	1008 Kg/Day
S-17 to S-18	DG Sets of 2000 kVA x 02	Acoustic Enclosure	9.00	HSD 700 Ltr/Hr	1	SO2	336 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.



SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish for Expansion	Rs. 25 Lacs	Extension of existing BG	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

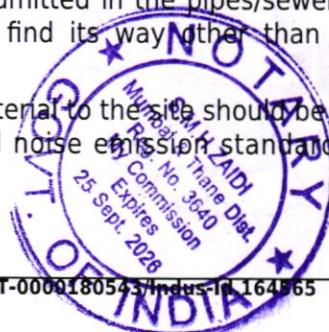
SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.



- 5 Conditions for D.G. Set
- a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.





R RETAIL
VENTURES

INSPIRING SPACES. UNFORGETTABLE EXPERIENCES.

2nd January, 2024

To,
The Sub-regional Officer
Maharashtra Pollution Control Board,
Jog Center, 3rd floor,
Mumbai Pune Road,
Wakdewadi,
Pune - 411003.

Sub:- Submission of Consent to establish compliance for proposed
Residential & Commercial township project on CTS No. 4510,
4510/01, 4513 Chinchwad, Pune

Ref:- Consent no. Format1.0/CAC-CELL/UAN No.0000180543/CE/
2312001437 dt. 14.12.2023.

Sir,

With reference to the above-mentioned subject, please find attached herewith
Bank Guarantee's with MPCB generated acknowledgement, details as follows;

1. Copy of existing Bank Guarantee r/no. 0320NDLG1323 dated
29.04.2022 drawn on ICICI Bank Ltd., Ground floor, Zehra Manzil., 91,
Lady Jamshedji Road, Mahim (W) Mumbai 400 016 for Rs. 25,00,000/-
(Rupees Twenty Five Lakhs Only) valid upto 23.04.2027 towards
compliance of EC & CTE conditions with online generated
acknowledgement in lieu of aforesaid consent issued to us. Please find
attached the copy of BG submitted acknowledgement for your
information please.
2. Original Affidavits Undertaking dt.02.01.2024 towards compliance of
EC & CTE conditions.

Kindly accept Bank Guarantee and acknowledge the same.

Thanking You,

Yours faithfully,
For R RETAIL VENTURES PVT. LTD.,

Pallavi Matkani

AUTHORISED SIGNATORY

Encl: As above.



R Retail Ventures Private Limited (Formerly known as Virgo Retail Ventures Private Limited)

Regd. Office : Office No. 2, 6th Floor, Runwal & Omkar Esquare, Off Eastern Express Highway, Opp. Sion Chunabhatti
Signal, Sion (E), Mumbai 400022. • T +91 22 6113 3002 • Email : cs@runwal.com • CIN : U70200MH2018PTC313615

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24023516
 Website: <http://mpcb.gov.in>
 Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd and
 4th floor, Opp. Cine Planet
 Cinema, Near Sion Circle,
 Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000180543/CE/2312001437

Date: 14/12/2023

To,
 R Retail Ventures Pvt Ltd.,
 CTS No. 4510, 4510/1, 4523,
 Chinchwad, Tal. Haveli, Dist. Pune.



Sub: Grant of Consent to Establish for Expansion of proposed Residential & Commercial Township project under Red/LSI Category.

- Ref:**
1. Environment Clearance accorded by Env. Dept, GoM vide letter SIA/MH/MIS/53534/2020 dtd. 30/04/2021.
 2. Consent to Establish for Expansion proposed Residential & Commercial Township project accorded by the Board vide letter Format1.0/UAN No. 0000113825/CE//2204001610 dtd. 24/04/2022.
 3. Environment Clearance for proposed Residential & Commercial Township project accorded by Env. Dept, GoM vide letter SIA/MH/MIS/72899/2020 dtd. 15/09/2022.
 4. Environment Clearance for proposed Residential & Commercial Township project accorded by Env. Dept, GoM vide letter SIA/MH/INFRA2/417521/2023 dtd. 21/07/2023.
 5. Minutes of Consent Appraisal Committee meeting held on 05/12/2023.

Your application NO. MPCB-CONSENT-0000180543

For: Grant of Consent to Establish for Expansion under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish for Expansion is granted for a period up to Commissioning of the project or up to 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.326 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish for Expansion is valid for Residential and Commercial Township project named as R Retail Ventures Pvt Ltd., CTS No. 4510, 4510/1, 4523, Chinchwad, Tal. Haveli, Dist. Pune on Total Plot Area of 1,05,190 SqMtrs for Construction BUA of 2,52,794.43 SqMtrs out of Total Construction BUA of 7,44,110 SqMtrs as per specific condition No. B (6) EC granted dated 21/07/2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC dtd. 30/04/2021	95516.12	19745.90
2	C to E- dtd. 24/04/2022	95516.12	19745.90
3	EC for Exp- dtd. 31/03/2020	95516.12	491315.37

4	EC for Exp- dtd. 21/07/2023	105190.00	744110.00
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4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	2716	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set of 320 kVA	01	As per Schedule -II
S-2 to S-3	DG Sets of 400 kVA x 02	02	As per Schedule -II
S-4 to S-5	DG Sets of 500 kVA x 02	02	As per Schedule -II
S-6	DG Set of 600 kVA	01	As per Schedule -II
S-7 to S-9	DG Sets of 810 kVA x 03	03	As per Schedule -II
S-10 to S-16	DG Sets of 1250 kVA x 07	07	As per Schedule -II
S-17 to S-18	DG Sets of 2000 kVA x 02	02	As per Schedule -II

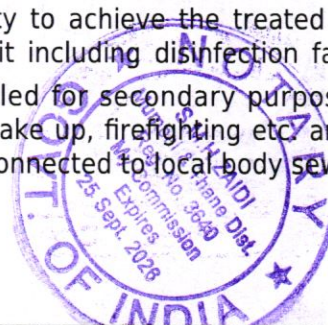
6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	7678 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	6676 Kg/Day	Segregation	Handed over to Auth. Vendor.
3	STP Sludge	258 Kg/Day	Drying	Used as Manure.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	1300	Ltr/A	Recycle	By Sale to Auth. reprocessor

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall provide STP of adequate capacity to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility.
- The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.



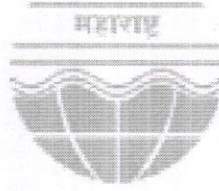
12. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
14. PP shall extend existing BG of Rs. 25 Lacs towards compliance of EC and Consent conditions.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	652000.00	MPCB-DR-21322	13/09/2023	RTGS

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

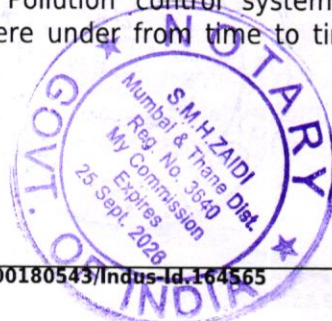
- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 2755 CMD with MBBR technology for the treatment of 2716 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated sewage shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	3113.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.



SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

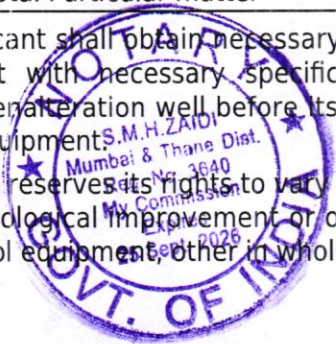
- 1) As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set of 320 kVA	Acoustic Enclosure	3.58	HSD 120 Ltr/Hr	1	SO2	57.60 Kg/Day
S-2 to S-3	DG Sets of 400 kVA x 02	Acoustic Enclosure	4.00	HSD 300 Ltr/Hr	1	SO2	144 Kg/Day
S-4 to S-5	DG Sets of 500 kVA x 02	Acoustic Enclosure	4.50	HSD 350 Ltr/Hr	1	SO2	168 Kg/Day
S-6	DG Set of 600 kVA	Acoustic Enclosure	5.00	HSD 200 Ltr/Hr	1	SO2	96 Kg/Day
S-7 to S-9	DG Sets of 810 kVA x 03	Acoustic Enclosure	5.69	HSD 750 Ltr/Hr	1	SO2	360 Kg/Day
S-10 to S-16	DG Sets of 1250 kVA x 07	Acoustic Enclosure	7.07	HSD 2100 Ltr/Hr	1	SO2	1008 Kg/Day
S-17 to S-18	DG Sets of 2000 kVA x 02	Acoustic Enclosure	9.00	HSD 700 Ltr/Hr	1	SO2	336 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement or other in whole or in part is necessary.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.



SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish for Expansion	Rs. 25 Lacs	Extension of existing BG	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.



- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.





R RETAIL
VENTURES

INSPIRING SPACES. UNFORGETTABLE EXPERIENCES.

20th November, 2023

To,
The Sub-regional Officer
Maharashtra Pollution Control Board,
Jog Center, 3rd floor,
Mumbai Pune Road,
Wakdewadi,
Pune - 411003.

Sub:- Submission of Consent to establish compliance for proposed
Residential & Commercial township project on CTS No. 4510,
4510/01, 4513 Chinchwad, Pune

Ref:- Consent no. Format1.0/CAC-CELL/UAN No.0000154969/CE/
2311000660 dated 07.11.2023

Sir,

With reference to the above-mentioned subject, please find attached herewith
Bank Guarantee's with MPCB generated acknowledgement, details as follows;

1. Copy of existing Bank Guarantee r/no. 0320NDLG1323 dated
29.04.2022 drawn on ICICI Bank Ltd., Ground floor, Zehra Manzil., 91,
Lady Jamshedji Road, Mahim (W) Mumbai 400 016 for Rs. 25,00,000/-
(Rupees Twenty Five Lakhs Only) valid upto 23.04.2027 towards
compliance of EC & CTE conditions with online generated
acknowledgement in lieu of aforesaid consent issued to us. Please find
attached the copy of BG submitted acknowledgement for your
information please.
2. Original Affidavits Undertaking dt.20.11.2023 towards compliance of
EC & CTE conditions.

Kindly accept Bank Guarantee and acknowledge the same.

Thanking You,

Yours faithfully,
For R RETAIL VENTURES PVT. LTD.,

AUTHORISED SIGNATORY

Encl: As above.



R Retail Ventures Private Limited (Formerly known as Virgo Retail Ventures Private Limited)

Regd. Office : Office No. 2, 6th Floor, Runwal & Dinkar Esquare, Off Eastern Express Highway, Opp. Sion Chunabhatti
Signal, Sion (E), Mumbai 400022. • T +91 22 6113 3002 • Email : cs@runwal.com • CIN : U70200MH2018PTC313615

R RETAIL VENTURES

INSPIRING SPACES UNFORGETTABLE EXPERIENCES

2nd May, 2022

To,
The Sub-regional Officer
Maharashtra Pollution Control Board,
Jog Center, 3rd floor,
Mumbai Pune Road,
Wakdewadi,
Pune - 411003.

Sub:- Submission of Bank Guarantee for Consent to Establish for proposed Residential & Commercial township project on CTS No. 4510, 4510/01, 4513 Chinchwad, Pune

Ref:- Consent no. Format1.0//UAN No.0000113825/CE/2204001610 dated 24.04.2022

Sir,

With reference to the above-mentioned subject, please find attached herewith Bank Guarantee's with MPCB generated acknowledgement, details as follows;

1. Original Bank Guarantee u/r no. 0320NDLG1323 dated 29.04.2022 drawn on ICICI Bank Ltd., Ground floor, Zehra Manzil., 91, Lady Jamshedji Road, Mahim (W) Mumbai 400 016 for Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) valid upto 23.04.2027 towards compliance of EC & CTE conditions with online generated acknowledgement in lieu of aforesaid consent issued to us.
2. Original Bank Guarantee u/r no. 0320NDLG1223 dated 29.04.2022 drawn on ICICI Bank Ltd., Ground floor, Zehra Manzil., 91, Lady Jamshedji Road, Mahim (W) Mumbai 400 016 for Rs. 3,34,900/- (Rupees Three Lakhs Thirty Four Thousand Nine Hundred Only) valid upto 23.07.2022 towards start of construction prior to approval with online generated acknowledgement in lieu of aforesaid consent issued to us.
3. Original Affidavit Undertaking dt.02.05.2022 towards compliance of EC, Consent to Establish conditions.

Kindly accept Bank Guarantee and acknowledge the same.

Thanking You,

Yours faithfully,
For R RETAIL VENTURES PVT. LTD.,

[Signature]
AUTHORISED SIGNATORY

Encl: As above.



Received on 04/05/2022
[Signature]
Clerk
R. Q. M. P. C. B. Pune

R Retail Ventures Pvt. Ltd. (Formerly known as Virgo Retail Ventures Pvt. Ltd.)

Regd. Office : Office No. 2, 6th Floor, Runwal & Omkar Esquare, Off Eastern Express Highway, Opp. Sion Chunabhatti

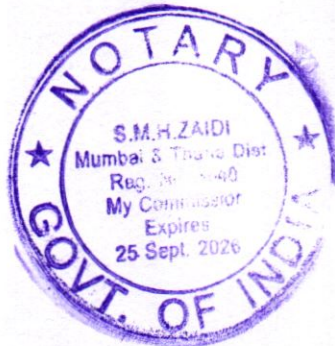
Signal, Sion (E), Mumbai 400022. • T +91 22 6113 3002 • Email : cs@runwal.com • CIN : U70200MH2018PTC313615

592

**Maharashtra Pollution Control Board****महाराष्ट्र प्रदूषण नियंत्रण मंडळ****Bank Guarantee**

Industry Name:	M/s. R RETAILS VENTURES PRIVATE LIMITED	Industry Address:	CHINCHWAD PUNE,TAL - HAVELI , DIST - PUNE.,Pimpri Chinchawad (M Corp.),Pune						
RO Region:	RO-Pune	SRO Region:	SRO-Pimpri Chinchwad	BG Obtained for:	CONSENT	BG for:	Establish		
Consent No:	Format1.0//UAN No.0000113825/CE/2204001610	Consent Date:	24-04-2022	Consent Validity Date:	23-04-2027	BG No:	0320NDLG1323 dt.29.04.2022	Amount:	2500000.00
Conditions:	Towards compliance of the conditions of EC & CTE	Compliance period:	23-04-2027	BG expiry Date:	23-04-2027				
Bank:	ICICI Bank	BG submission Date:	02-05-2022						

Note: You have been directed to submit original bank guarantee along with this acknowledge letter to concerned regional office.





Ref: 0320NDLG00001323
Date: 29-04-2022

To,
MAHARASHTRA POLLUTION CONTROL BOARD
KALPATARU POINT, 2ND AND 4TH FLOOR,
OPP. CINE PLANET CINEMA
NEAR SION CIRCLE, SION (E)
mumbai
maharashtra
INDIA

Sub: Issuance of Bank Guarantee

Dear Sir/Madam,

Please find attached Bank Guarantee issued by us favouring yourself on behalf of:

R RETAIL VENTURES PVT LTD, 5TH FLR RUNWAL AND OMKAR, ESQUARE,, EASTERN EXPRESS, HIGHWAY OPP,, SION CHUNABHATTI
SIGNAL SION E, MUMBAI, MAHARASHTRA, INDIA, 400022

Please find the details mentioned below.

Bank Guarantee No. & Date of Issue	Expiry Date	Claim Expiry Date	Currency	Amount of Bank Guarantee
0320NDLG00001323 29-04-2022	23-04-2027	23-04-2027	INR	25,00,000.00

We confirm that the officials who have signed the above Bank Guarantee are authorized to sign such documents on behalf of ICICI Bank Limited. You may verify genuineness of the Bank Guarantee from any branch of ICICI Bank in your own interest.

In the event of invocation, we request you to please ensure compliance with the terms and conditions of the Bank Guarantee in order to ensure timely payment. You are requested to ensure special care inter alia with respect to the following in the invocation claim letter -

- Bank Guarantee Number
- Expiry/Claim Expiry date
- Claim Amount
- Designated Bank branch for submission of invocation claim
- Any declaration / certification that may be required as part of the guarantee text.
- Any other requisite document including the original Bank Guarantee.

Thanking you,

Yours faithfully,

For ICICI Bank Limited
Authorized Signatory



ICICI Bank Limited
Ground Floor, Zehra Manzil,
91 Lady Jamshedji Road,
Mahim, Mumbai - 400 016,
Maharashtra, India.

Tel.: 022-24456146
Website www.icicibank.com
CIN :L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near Chakli Circle,
Old Padra Road, Vadodara 390 007,
India.
Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.

594



महाराष्ट्र MAHARASHTRA

● 2022 ●

04AA 346863

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९

22 MAR 2022

सक्षम अधिकारी

श्रीमती एल. एस. सांगळे

This stamp paper is the part and parcel of the Bank Guarantee with BG No. 0320NDL600001323 dated 29/04/2022 of ICICI Bank limited



596

Sr.No. 290562

BANK GUARANTEE
ICICI Bank Limited
(Incorporated in India)



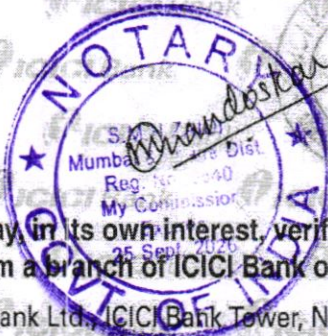
BG Number: 0320NDLG00001323
Issuance Date: April 29, 2022

1 To
2 Maharashtra Pollution Control Board,
3 Kalpataru Point, 2nd and 4th Floor,
4 Opp. Cine Planet Cinema,
5 Near Sion Circle, Sion (E)
6 Mumbai – 400 022

7 1. In Consideration of the Regional Officer Maharashtra Pollution Control Board, Regional
8 Office, Mumbai (hereinafter referred as Board) having agreed to grant M/s R Retail Ventures
9 Pvt. Ltd., Runwal & Omkar Esquare, 6th Floor, Opp Sion Chunnabhati Signal, Sion (E), Mumbai –
10 400 022 (hereinafter referred to as the firm/unit) time for the due compliance of Consent to
11 Establish for Expansion conditions/directions for providing adequate and satisfactory
12 pollution control devices as suggested/stipulated vide letter bearing No. Format1.0//UAN
13 No.0000113825/CE/2204001610 dated 24/04/2022 and as required under the provisions of Air
14 (Prevention and Control of Pollution) Act 1981 (14 of 1981) Water (Prevention and Control of
15 Pollution) Act 1974 (6 of 1974) and / or Environment Protection Act 1986 on production of
16 a Bank Guarantee for Rs.25,00,000/- (Rupees Twenty Five Lakhs only). We ICICI Bank Ltd
17 having its registered office address at ICICI Bank Tower, Near Chakli Circle, Old Padra Road,
18 Vadodara, Gujarat. Pin-390 007 and one of its branch at Mahim, 91, LADY JAMSHEDJI ROAD
19 ZEHRA MANZIL, MAHIM(W) MUMBAI (hereinafter referred to as the Bank) at the request of
20 said M/s R Retail Ventures Pvt. Ltd. do hereby undertake to pay to the Board an amount not
21 exceeding Rs.25,00,000/- (Rupees Twenty Five Lakhs only) against any non compliance of
22 consent conditions/directions or damages, etc., caused to the Environment by reason of any
23 breach of provisions of said Acts, Notices, letter, instructions, etc., by the said firm/unit/local
24 body.

25 2. We, ICICI Bank Limited, do hereby undertake to pay the amount due and payable under this
26 guarantee without any demur merely on a demand from the Board that the amount claimed is due
27 for the reason of non fulfillment of undertaking. Non compliance of directions / notices / letters /
28 instructions / issued by the Board / violation of provisions of any of the provisions of Law
29 mentioned hereinabove. Any such demand made on the Bank shall be conclusive as regards the
30 amount due and payable by the Bank under this Guarantee. However our liability under this
31 Guarantee shall be restricted to an amount not exceeding Rs.25.00,000/- (Rupees Twenty Five
32 Lakhs only).

Page 1 of 3



The beneficiary may, in its own interest, verify the genuineness of the bank guarantee by seeking confirmation of its issuance from a branch of ICICI Bank other than the issuing branch.

Regd. Office: ICICI Bank Ltd, ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Pin code- 390 007, Gujarat
Phone : +91-265-6722286, CIN L65190GJ1994PLC021012

BANK GUARANTEE
ICICI Bank Limited
(Incorporated in India)



BG Number: 0320NDLG00001323

Issuance Date: April 29, 2022

33 3. We undertake to pay to the Board any money so demanded notwithstanding any dispute
34 or disputes raised by the said firm/unit in any suit or proceedings pending before any Court or
35 Tribunal or Board against the Board relating thereto, our liability under this present being absolute
36 and unequivocal.

37 4. The payment so made by us under this agreement shall be valid discharge of our liability
38 and firm/unit shall have no claim against us in making such payment.

39 5. We ICICI Bank Limited further agree that the guarantee herein contained shall remain in full
40 force and effect during the period that would be taken for the performance of the undertaking /
41 notice / letter etc and that it shall continue to be enforceable till all the dues of Government/ Board
42 under or by virtue of said undertaking / notice / letter, etc, have been fully paid and it has claimed
43 satisfied or discharged or till Government / Board certified that the terms & conditions of the
44 Directions / Undertaking / Notice / letter / any provisions of relevant law have been fully and
45 properly carried out and complied by the said firm /unit and accordingly discharges this
46 guarantee. Unless the demand or a claim under this guarantee is made on us in writing on or
47 before 23rd April, 2027 We shall be discharged from all liability under this guarantee thereafter.

48 6. We ICICI Bank Limited further agree with the Board that the Board shall have the fullest
49 liberty without our consent and notice/letter etc or to extend time of compliance by the said
50 firm/unit from time to time or to postpone for any time or from time to time any of the powers
51 exercisable by the Board against the said firm/unit and to forbear or enforce any of the terms and
52 conditions relating to the said undertaking/notice/letter, etc., and we shall not be relieved from our
53 liability by reason of any such variation, or extension being granted to the said firm/unit or for any
54 forbearance, action, commission on the part of the Board or any indulgence by the Board to the
55 firm/unit or by any of such matter or thing whatsoever which under the law relating to sureties
56 would but for this provisions have effect of so relieving us.

57 7. This Guarantee will not be discharged due to the change in the constitution of the Bank or
58 the firm/Unit.

59 8. We ICICI Bank Limited undertake not to revoke this guarantee during its currency except
60 with the previous consent of the Board in writing.

61 9. NOTWITHSTANDING ANYTHING CONTAINED HEREINABOVE :

M. Mandoskar
Page 2 of 3



The beneficiary may, in its own interest, verify the genuineness of the bank guarantee by seeking confirmation of its issuance from a branch of ICICI Bank other than the issuing branch.

Regd. Office: ICICI Bank Ltd., ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Pin code- 390 007, Gujarat.
Phone : +91-265-6722286, CIN L65190GJ1994PLC021012

598

Sr.No. 290564

BANK GUARANTEE
ICICI Bank Limited
(Incorporated in India)

BG Number: 0320NDLG00001323
Issuance Date: April 29, 2022

ICICI Bank

62 a) Our liability under this Bank Guarantee shall not exceed Rs.25,00,000/- (Rupees Twenty Five
63 Lakhs only).

64 b) This Bank Guarantee shall remain in force upto 23rd April 2027 and

65 c) We are liable to pay the guaranteed amount or any part thereof under this Bank Guarantee only
66 and only if you serve upon us a written claim or demand on or before 23rd April 2027 at ICICI
67 Bank Limited,,Mahim,91,LADY JAMSHEDJI ROAD ZEHRA MANZIL,MAHIM(W) MUMBAI, (where
68 invocation claim is desired to be received); thereafter, all your rights under this guarantee shall be
69 forfeited and the Bank shall be relieved and discharged from all the liabilities thereunder
70 irrespective of whether or not the original of the bank guarantee is returned to us.

71 Notwithstanding anything contained herein above in the Guarantee;

72 "The liability of the Guarantor under this Guarantee shall not exceed Rs.25,00,000/- (Rupees
73 Twenty Five Lakhs only), (the "Guaranteed Amounts").

74 This Guarantee shall be valid up to 23rd April 2027 (the "Expiry Date").

75 Notwithstanding anything to the contrary contained herein, no obligation of the Guarantor to pay
76 any amount under this Guarantee shall arise prior to the fulfillment of the following conditions
77 precedent:

78 (a) written claim/demand(s) in terms of this Guarantee of an aggregate amount less than or equal
79 to the Guaranteed Amounts is/are made by the Beneficiary hereunder; and

80 (b) such written claim/demand(s) is/are delivered to the Guarantor on or before the 23rd April 2027
81 at the ICICI Bank branch located at Mahim,91,LADY JAMSHEDJI ROAD ZEHRA
82 MANZIL,MAHIM(W) MUMBAI.

83 Place : Mumbai

Date : April 29, 2022

84 For ICICI BANK LIMITED

85 Authorised Signatories

86 Signature : _____

Signature : _____

87 Name: Mruga Nandoskar

Name: _____

88 Signature Code: _____

Signature Code: _____

Page 3 of 3

M. Nandoskar



The beneficiary may, in its own interest, verify the genuineness of the bank guarantee by seeking confirmation of its issuance from a branch of ICICI Bank other than the issuing branch.

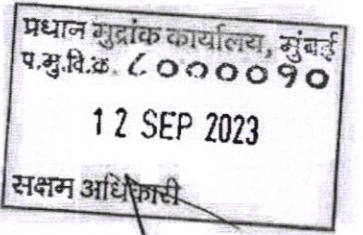
Regd. Office: ICICI Bank Ltd., ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Pin code- 390 007, Gujarat
Phone : +91-265-6722286, CIN L65190GJ1994PLC021012



महाराष्ट्र MAHARASHTRA

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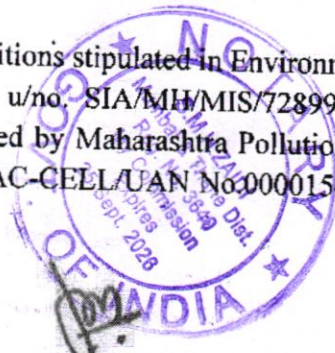


श्री. अतुल कि. किरडे

AFFIDAVIT

I, Ms. Pallavi Matkari Authorised signatory of M/s. R RETAIL VENTURES PVT. LTD., having office at Runwal & Omkar Esquare, 6th Floor, Off E.E. Highway, Sion (E), Mumbai 400 022, am authorized by Board of Directors to submit an Undertaking to comply with the following statutory provisions and conditions in respect of compliance of environmental norms ;

1. We undertake to comply with all the conditions stipulated in Environment Clearance u/no. Environment Clearance u/no. SIA/MH/MIS/72899/2020 dt. 15/09/2022 & Consent to Establish granted by Maharashtra Pollution Control Board vide no. Consent no. Format1.0/CAC-CELL/UAN No 0000154969/CE/2311000660 dated 07.11.2023



...2/

600

C 4291

R. Retail Ventures Pvt. Ltd.
Runwal & Omkar Esquare, 5th Floor,
Opp. Sion Chughabhatti Signal,
Off. Eastern Express Highway,
Sion East, Mumbai - 400 022.

मुद्रांक विकत घेणाऱ्याचे नाव _____
मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____
मुद्रांक विक्रीचावतची नोंद वही अनु. क्रमांक _____ दिनांक _____
मुद्रांक विकत घेणाऱ्याची सही _____ परवानाधारक मुद्रांक विक्रीचावतची सही _____
परवाना क्रमांक : ८००००९०
मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश पोतमजी गाला
शॉप नं. ४, भाररोट्य विल्डींग, ७९ जंगीददास मारुटा रोड, फोर्ट, मुंबई - ४०० ००९.
आसपासच्या कार्यालयात/ग्राहकांच्यासाठी प्रतिपादन तंदर मुद्रांक
कागदाची आवश्यकता नाही. (भारत सरकारने २००४ साली २००४) नुसार
नया कारणासाठी ज्यांनी मुद्रांक विक्रीचावतची सही घेतली त्यांनी मुद्रांक
खरेदी वेळापत्रातून द. महिन्यात वापरणे बंधनकारक आहे.

15 SEP 2023

15 SEP 2023



- 2 -

2. We undertake that will not take any effective steps prior to obtaining Environment clearance.
3. Total area and Built-up area in Environment clearance and in the Consent to Establish is same as certified by Architect. In case of any changes in project we will apply for fresh Consent to Establish & Environment Clearance.
4. The Location of the project does not violate any location restrictions for the time being in force and that we have obtained the necessary approvals from the competent authority.

Solemnly affirmed on this 22nd day of November 2023

For M/S. R RETAIL VENTURES PVT. LTD.,

Pallavi Mathew
AUTHORISED SIGNATORY



602



महाराष्ट्र MAHARASHTRA

2023

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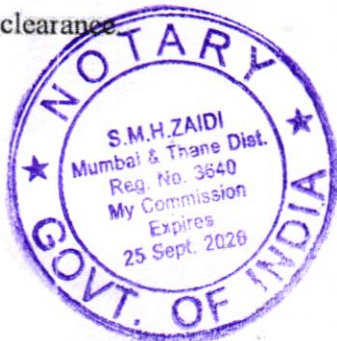
प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९०
12 SEP 2023
सक्षम अधिकारी

AFFIDAVIT

श्री. अतुल कि. किरडे

I, Ms. Pallavi Matkari, Authorised Signatory of M/s. R Retail Ventures Pvt. Ltd., having office at Runwal & Omkar Esquare, 5th Floor, Off E.E. Highway, Sion (E), Mumbai 400 022, an authorized by Board of Directors to submit an Undertaking to comply with the following statutory provisions and conditions in respect of compliance of environmental norms ;

1. We undertake to comply with all the conditions stipulated in Environment Clearance u/no. Environment Clearance u/no. SIA/MH/INFRA2/417521/2023 dated 21/07/2023 & Consent to Establish granted by Maharashtra Pollution Control Board vide no. Format1.0/CAÇ-CELL/UAN No.0000180543/CE/2312001437 dated. 14.12.2023.
2. We undertake that we will not take any effective steps prior to obtaining Environment clearance



[Handwritten signature]

603

4290

R. Retail Ventures Pvt. Ltd.
Runwal & Omkar Esquare, 5th Floor,
Opp. Shiv Chavabhatti Signal,
Off. Eastern Express Highway,
Station East, Mumbai - 400 022.

मुद्रांक विकत घेणाऱ्याचे नाव
मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता
मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रीबाबतची सही
परवाना क्रमांक : ८००००१०
मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश प्रेमजी गाला
शॉप नं. ४, भाग्योदय बिल्डींग, ७९ नजीकवास गारटर रोड, फॉर्म. मुंबई-४०० ००९.

15 SEP 2023

शासकीय कार्यालयासमोर/ज्याच्याप्रसंगी प्रतिस्ठापक सादर करणेसाठी मुद्रांक
कारगाराची आवश्यकता नाही. (शासन आदेश दि. ०९/०९/२००४) नुसार
ज्या कारगाराची ज्यानी मुद्रांक सही करणेसाठी मुद्रांक कारगारी मुद्रांक
खरेदी वेळच्यापासून ६ महिन्यांत आपरण बंधनकारक आहे.



604

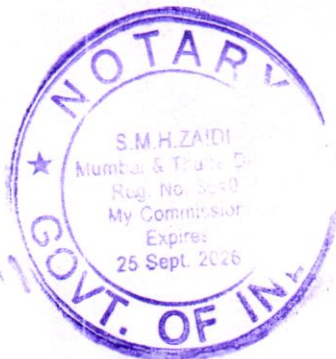
3. Total area and Built-up area in Environment clearance and in the Consent to Establish is same as certified by Architect. In case of any changes in project we will apply for fresh Environment Clearance & Consent to Establish.
4. The Location of the project does not violate any location restrictions for the time being in force and that we have obtained the necessary approvals from the competent authority.

Solemnly affirmed on this 2nd day of January 2024

For M/S. R RETAILS VENTRUES PVT. LTD.,

Pallavi Matkani

AUTHORISED SIGNATORY





**R RETAIL
VENTURES**

INSPIRING SPACES. UNFORGETTABLE EXPERIENCES.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF R RETAIL VENTURES PRIVATE LIMITED HELD AT ITS MEETING HELD ON SATURDAY, FEBRUARY 17, 2024 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT OFFICE NO. 2, RUNWAL & OMKAR ESQUARE, 6TH FLR, OFF. EASTERN EXPRESS HIGHWAY, OPP. SION CHUNABHATTI, MUMBAI, MAHARASHTRA, INDIA, 400022

APPOINTMENT OF MR. SUNIL SATVILKAR AS AN ADDITIONAL NON-EXECUTIVE DIRECTOR

“RESOLVED THAT pursuant to the provisions of Section 161(1) and other enabling provisions, if any of the Companies Act, 2013 including the corresponding rules therein and as per the relevant provisions of Articles of Association of the Company, Mr. Sunil Satvilkar (DIN: 10069955) be and is hereby appointed as an Additional Non-Executive Director of the Company with immediate effect to hold office until the conclusion of next Annual General Meeting of the Company.

RESOLVED FURTHER THAT the Board hereby take note of Form DIR-2, received from Mr. Sunil Satvilkar, holding DIN: 10069955 for appointment as a Director in the Company.

RESOLVED FURTHER THAT the Directors of the Company, be and are hereby severally authorised to sign and file Form DIR-12 with the Registrar of Companies and take all the steps necessary in this regard.

RESOLVED FURTHER THAT a certified true copy of the foregoing resolution duly signed by any one Director of the Company, be furnished to such authorities as and when required to act thereon.”

For R Retail Ventures Private Limited

Ashok G. Darak
Director
DIN: 08673236



