



भारत सरकार
वाणिज्य एवं उद्योग मंत्रालय
वाणिज्य विभाग
विकास आयुक्त का कार्यालय
नोएडा विशेष आर्थिक क्षेत्र
नोएडा-दादरी रोड, फेज-2, नोएडा - 201305 (उत्तर प्रदेश)
दूरभाष (जोन कार्यालय): 0120 - 2567268-70 (3 लाइनें), फैक्स: 2562314, 2567276
ईमेल <dc@nsez.gov.in>: वेबसाइट: www.nsez.gov.in

फा० सं० 10/07/2022-SEZ/

दिनांक: 09/11/2023

(ई मेल के माध्यम से)
सेवा में,

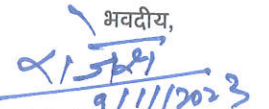
1. निदेशक(एस०ई०जेड०), वाणिज्य विभाग, वाणिज्य एवं उद्योग मंत्रालय, भारत सरकार, उद्योग भवन, नई दिल्ली -110001।
2. अतिरिक्त महानिदेशक विदेश व्यापार, वाणिज्य एवं उद्योग मंत्रालय, 'ए' विंग, इंद्रप्रस्थ भवन, आई पी एस्टेट, नई दिल्ली - 110002
3. मुख्य आयुक्त, सीमा शुल्क (निवारक), न्यू कस्टम हाउस, नियर आईजीआई एअरपोर्ट, नई दिल्ली - 110037 ।
4. मुख्य आयुक्त, केन्द्रीय कर एवं उत्पाद शुल्क, एस सी ओ नं 407 & 408, सेक्टर- 8, पंचकुला (हरियाणा) ।
5. आयुक्त, आयकर, एचएसआईआईडीसी बिल्डिंग, 4th फ्लोर, उद्योग विहार, फेज-5, गुडगांव (हरियाणा)।
6. आयुक्त, आयकर, सेंट्रल सर्कल- II, सी जी ओ कॉम्प्लेक्स, एनएच 4, फरीदाबाद, (हरियाणा) ।
7. उपसचिव (आई एफ - 1), बैंकिंग प्रभाग, आर्थिक मामलों का विभाग, वित्त मंत्रालय, भारत सरकार, तृतीय तल, जीवन दीप बिल्डिंग संसद मार्ग, नई दिल्ली।
8. निदेशक, उद्योग एवं वाणिज्य विभाग, हरियाणा सरकार, 30 बेज़ बिल्डिंग, सेक्टर 17, चंडीगढ़।
9. प्रबंध निदेशक, हरियाणा राज्य औद्योगिक विकास निगम, हरियाणा सरकार, प्लॉट नं सी -13 व 14, सेक्टर 6 पंचकुला, (हरियाणा)।
10. सैनियर टाउन प्लानर, टाउन एंड कंट्री प्लानिंग (एच क्यू), एस सी ओ :71-75, सेक्टर 17C, चंडीगढ़।
11. संयुक्त निदेशक, जिला उद्योग केंद्र, प्लॉट नं 2, आई डी सी, गुडगांव (हरियाणा)।
12. संयुक्त निदेशक, जिला उद्योग केंद्र, नीलम चौक, फरीदाबाद (हरियाणा)।
13. संबंधित विशेष आर्थिक क्षेत्र विकासकर्ता ।

विषय: हरियाणा राज्य में स्थित निजी विशेष आर्थिक क्षेत्रों के संबंध में श्री ए० बिपिन मेनन, विकास आयुक्त, नोएडा विशेष आर्थिक क्षेत्र की अध्यक्षता में अनुमोदन समिति की दिनांक 02/11/2023 को पूर्वाह्न 10:00 बजे आयोजित बैठक का कार्यवृत्त - एतद संबंधी।

महोदय,

उपरोक्त विषय के सन्दर्भ में हरियाणा राज्य में स्थित निजी विशेष आर्थिक क्षेत्रों के संबंध में श्री ए० बिपिन मेनन, विकास आयुक्त, नोएडा विशेष आर्थिक क्षेत्र की अध्यक्षता में अनुमोदन समिति की 02/11/2023 को पूर्वाह्न 10.00 बजे आयोजित बैठक का कार्यवृत्त संलग्न है।

संलग्नक : उपरोक्त

भवदीय,

9/11/2023
(राजेश कुमार)
उप विकास आयुक्त

प्रतिलिपि:-

1. सम्बंधित निर्दिष्ट अधिकारी ।
2. सहायक विकास आयुक्त (प्रशासन) - कार्यवृत्त की एक प्रति हिंदी अनुवाद हेतु संलग्न है।

NOIDA SPECIAL ECONOMIC ZONE**Minutes of the Approval Committee meeting in respect of SEZs located in the State of Haryana, held under the Chairmanship of Shri A. Bipin Menon, Development Commissioner, NSEZ at 10:00 AM on 02.11.2023.**

The following members of Approval Committee were present during the meeting:-

1. Shri Surender Malik, Joint Development Commissioner, NSEZ
 2. Shri M.G. Sherpa, Assistant Commissioner, Customs, Gurugram
 3. Shri Chaman Lal, Assistant DGFT, O/o DGFT, CLA, New Delhi
 4. Shri Ashok Kumar, IEO, Deptt. of Industries, Gurugram
- Besides, during the meeting i). Shri Rajesh Kumar, Deputy Development Commissioner, ii). Shri Y.K Kanwaria, Specified Officer, iii). Shri Pramod Kumar, Assistant Development Commissioner & iv) Shri Anuj Dixit, UDC, were also present to assist the Approval Committee. It was informed that the quorum was available and the meeting could proceed.
 - At the outset, the Chairman welcomed the participants. After a brief introduction, the agenda was taken up sequentially. After detailed deliberations amongst the members of the Approval Committee as well as interaction with the applicants / representatives of the developers / units, the following decisions were taken unanimously:-

1. Ratification of the Minutes of the Approval Committee meeting held on 05.10.2023:-

As no reference in respect of the decisions of the Approval Committee held on 05.10.2023 was received from any of the members of the Approval Committee or trade, the Minutes of the Meeting held on 05.10.2023 were also ratified.

Item No. 2: Proposal for approval of list of materials for authorized operations of Developers.

2.1: M/s. Candor Gurgaon One Realty Projects Private Limited

2.1.1. Shri Sanjay Yadav & Shri Amrik Singh, Authorised representatives of M/s. Candor Gurgaon One Realty Projects Private Limited joined the meeting through video conferencing and explained the requirement of proposed list of materials.

2.1.2. The Approval Committee discussed the proposal in detail and after due deliberations approved the list of materials proposed by M/s. Candor Gurgaon One Realty Projects Private Limited, developer of Candor SEZ. This was to carry on the following default authorized operations in their IT/ITES SEZ at Village Tikri, Sector-48, Gurugram (Haryana):-

| S. No. | Authorized Operation | S No. at default list of materials as per Instruction No. 50 & 54 | Estimated Cost (Rs in lakhs) |
|--------|---|---|------------------------------|
| 1. | Construction of all types of buildings in processing area as approved by the Unit | 22 | 206.29 |

| Approval Committee | | | |
|--------------------|---|---------------|----------------|
| 2. | Electrical, Gas and Petroleum Natural Gas Distribution Network including necessary substations of appropriate capacity, pipeline network etc. | 04 | 201.35 |
| 3. | Air Conditioning of processing area | 21 | 251.50 |
| 4. | Fire protection system with sprinklers, fire and smoke detectors. | 07 | 148.79 |
| 5. | Water treatment plant, water supply lines (dedicated lines up to source), sewage lines, storm water drains and water channels of appropriate capacity. | 02 | 30.18 |
| 6. | Solid and liquid waste collection, treatment and disposal plants including pipelines & other necessary infrastructure for sewage and garbage disposal, sewage treatment plants. | 03 | 49.85 |
| 7. | Access Control and Monitoring System | 24 | 49.40 |
| 8. | Road with Street lighting, Signals and Signage | 1 | 22.60 |
| 9. | Security offices, police posts, etc., at entry, exit and other points within and along the periphery of the site. | 11 | 23.80 |
| 10. | Telecom and other communication facilities including internet connectivity. | 05 | 14.75 |
| 11. | Landscaping and water bodies | 08 | 30.00 |
| | | Total: | 1028.51 |

2.1.3. This approval is subject to the condition that Specified Officer shall ensure that procurement of products 'Restricted / Prohibited' for import would not be allowed.

Item No. 3: Proposal for expansion of area / partial deletion of area of the unit:-

3.1. M/s. Cvent India Private Limited (Unit-III)-Expansion of area.

3.1.1. The Approval Committee discussed the proposal in detail and after due deliberations approved the proposal of M/s. Cvent India Private Limited (Unit-III) for expansion of area (by addition of '34493 Square feet area comprising of 3925 Square feet at 6th floor, Tower-B, Building No.6 & 30568 Square feet at 6th floor, Tower-A, Building No.6') and revision in projections. The unit is located in the DLF Cyber City Developers Ltd. IT/ITES SEZ at Sector-24 & 25A, DLF Phase-III, Gurugram (Haryana). The approval for the revised projections, is subject to the submission of the same and shall be approved on file.

3.1.2. This approval is subject to submission of following documents / clarifications:-

- i. Submission of revised projections for the current block of 5 years i.e. upto 30.05.2024 (date of validity of LOA).
- ii. List of indigenous input services with description as per default list of 67 services.
- iii. Revised consent letter after correcting the current area (2727 square feet instead of 27476 square feet) and date of lease deed (10.12.2023 instead of 29.11.2018).

3.2. M/s. Saxo Group India Private Limited–Expansion of area.

3.2.1. The Approval Committee discussed the proposal in detail and after due deliberations approved the proposal of M/s. Saxo Group India Private Limited for expansion of area by addition of '45460 Square feet area at 4th floor, MLCP Block' in its unit located in the Gurgaon Infospace Ltd. IT/ITES SEZ at Village Dundahera, Sector-21, Gurugram (Haryana). This approval is subject to the condition that the formal approval shall be issued only after approval of revised building plan of 'MLCP Block' and submission of copy of registered lease deed in respect of 5th & 6th floor, MLCP Block & 2nd & 3rd floor, Tower-11.

3.3. M/s. WNS Global Services Private Limited (Unit-III)–Expansion of area.

3.3.1. The Approval Committee discussed the proposal in detail and after due deliberations approved the proposal of M/s. WNS Global Services Private Limited (Unit-III) for expansion of area by addition of '34001 Square feet area at 6th floor, Block-B2' and revision in projections, as per details given in the table below. The unit is located in DLF Limited IT/ITES SEZ at Village Silokhera, Sector-30, Gurugram (Haryana).

(Rs. in lakhs)

| Particulars (for 5 years) | Existing Projections (as approved by UAC held on 05.10.2023) | Revised Projections |
|--------------------------------|--|---------------------|
| Projected FOB value of exports | 63557.00 | 85340.00 |
| Foreign Exchange outgo | 4069.00 | 5667.00 |
| NFE Earnings | 59488.00 | 79673.00 |
| Imported Capital Goods | 1680.00 | 2560.00 |
| Indigenous Capital Goods | 1020.00 | 1570.00 |
| Imported input services | 1670.47 | 1845.47 |
| Indigenous input services | 4440.14 | 6638.14 |
| Employment | 800 Nos. | 1100 Nos. |

3.3.2. This approval is subject to submission of correct list of imported & indigenous input services.

3.4. M/s. Accenture Solutions Private Limited (Partial deletion of area)

3.4.1. Shri Dharam Yudhishter, General Manager of M/s. Accenture Solutions Pvt. Ltd. Joined the meeting through video conferencing and explained the proposal.

3.4.2. The Approval Committee discussed the proposal in detail and after due deliberations approved the proposal of M/s. Accenture Solutions Private Limited for partial deletion of area i.e. '64212 Square feet at 8th & 9th floor, Tower-A, Building No.6' of its unit located in the Gurgaon Infospace Ltd. IT/ITES SEZ at Village Dundahera, Sector-21, Gurugram (Haryana). The unit shall submit 'No Dues Certificate' from Specified Officer in respect of area proposed to be deleted.

Item No.4: Proposal for change of entrepreneur of the Unit.**4.1: M/s. Accenture Operations Services Private Limited.**

4.1.1. M/s. Accenture Operations Services Private Limited has submitted proposal for

change of entrepreneur in respect of LOA No. 10/70/2013-SEZ/9703 dated 19.09.2013 of the unit located in Gurgaon Infospace Limited, IT/ITES SEZ at Village Dundahera, Sector-21, Gurugram (Haryana). The change of entrepreneur is from 'Accenture Operations Services Private Limited' to 'Accenture Solutions Private Limited' pursuant to the Business Transfer Agreement (BTA) dated 27.09.2023 signed between both companies, in terms of Instruction No. 109 dated 18.10.2021 issued by Department of Commerce. The unit has submitted copy of Business Transfer Agreement dated 27.09.2023 signed between M/s. Accenture Operations Services Private Limited (Seller) & M/s. Accenture Solutions Private Limited (Buyer).

4.1.2. It was noted that the following documents were required to be submitted by the unit:-

- i. Copies of Passport / residential address proof & PAN Card of remaining directors of M/s. Accenture Solutions Pvt. Ltd. i.e. Ms. Emma Jindal & Shri Mr. Oankar Singh Liddar.
- ii. Consent letter / NOC from M/s. Gurgaon Infospace Limited, SEZ Developer for change of entrepreneur of SEZ unit under LOA No. 10/70/2013-SEZ/9703 dated 19.09.2013 from M/s. Accenture Operations Services Private Limited to M/s. Accenture Solutions Private Limited.
- iii. In Schedule 2 of BTA, the year of LOA is mentioned as 2012 instead of 2013, hence amended BTA agreement is required to be submitted.

4.1.3. The Committee observed that Department of Commerce's Instruction No. 109 dated 18.10.2021 (in supersession of Instruction No. 89 dated 17.05.2018 and Instruction No. 90 dated 03.08.2018) states that "(i) Reorganization including change of name, change in shareholding pattern, business transfer arrangements, court approved mergers and demergers, change of constitution, change of directors, etc. may be undertaken by the Unit Approval Committee (UAC) concerned subject to the condition that the Developer / Co-developer / Unit shall not opt out or exit out of the Special Economic Zone and continues to operate as a going concern. All liabilities of the Developer / Co-developer / Unit shall remain unchanged on such reorganization". Such reorganization shall be subject to the safeguards mentioned in the said Instruction.

4.1.4. Shri Dharam Yudhishter, General Manager of M/s. Accenture Solutions Pvt. Ltd. joined the meeting through video conferencing and explained the proposal.

4.1.5. The Approval Committee discussed the proposal in detail and after due deliberations approved the proposal for change of entrepreneur in respect of LOA No. 10/70/2013-SEZ/9703 dated 19.09.2013 from 'Accenture Operations Services Private Limited' to 'Accenture Solutions Private Limited', This approval is subject to compliance of safeguards prescribed in Instruction No. 109 of DOC. The approval is further subject to submission of documents as pointed out at Para 4.1.2 above.

Item No. 5: Proposal for merger of LOA of SEZ units:-

5.1. M/s. Accenture Solutions Private Limited

5.1.1. It was informed to the Approval Committee that consequent upon proposal for change of entrepreneur in respect of LOA No. 10/70/2013-SEZ/9703 dated 19.09.2013

from 'Accenture Operations Services Private Limited' to 'Accenture Solutions Private Limited', M/s. Accenture Solutions Private Limited; a proposal for merger of LOA No. 10/70/2013-SEZ/9703 dated 19.09.2013 into LOA No. 10/37/2011-SEZ/3011 dated 27.04.2011 was also submitted by the unit. The unit is located in Gurgaon Infospace Ltd. IT/ITES SEZ at Village Dundahera, Sector-21, Gurugram (Haryana). The unit has mentioned that they will continue No. 10/37/2011-SEZ/3011 dated 27.04.2011. The unit has submitted revised consolidated projections upon merger of aforesaid LOAs, as given below:-

| S. No. | Particulars (for five years) | Projections (Rs. in lakhs) |
|--------|------------------------------|----------------------------|
| i. | FOB value of Exports | 1711409.00 |
| ii. | Foreign Exchange Outgo | 52236.00 |
| iii. | NFE Earning (i - ii) | 1659173.00 |
| iv. | Imported Capital Goods | 15848.00 |
| v. | Indigenous Capital Goods | 36147.00 |
| vi. | Imported input services | 0.00 |
| vii. | Indigenous input services | 127068.00 |
| viii. | Employment | 21905 Nos. |

5.1.2. The Committee noted Proviso 4 to Rule 19(2) of SEZ Rules, 2006, which states that "Provided also that the Approval Committee may approve proposals for merger of Letters of Approvals of two or more Units of the same company or firm subject to the condition that these units fall within the same Special Economic Zone and after merger, block period for calculation of Net Foreign Exchange shall be from the date of commencement of production of the Unit which commenced first and the Income Tax exemption shall be considered from the date of start of operation of the first unit".

5.1.3. Shri Dharam Yudhishter, General Manager of M/s. Accenture Solutions Pvt. Ltd. joined the meeting through video conferencing and explained the proposal.

5.1.4. The Approval Committee discussed the proposal in detail and keeping in view the change of entrepreneur, approved the proposal for merger of LOA No. 10/70/2013-SEZ/9703 dated 19.09.2013 into LOA No. 10/37/2011-SEZ/3011 dated 27.04.2011, in terms of Proviso 4 to Rule 19(2) of SEZ Rules, 2006. This approval is subject to the condition that after merger, block period for calculation of Net Foreign Exchange shall be from the date of commencement of production of the Unit which commenced first i.e. w.e.f. 31.07.2011 and the Income Tax exemption shall be considered from the date of start of operation of the first unit i.e. w.e.f. 31.07.2011. The current block period of merged LOA shall be from 31.07.2021 to 30.07.2026. This approval is further subject submission of following documents:-

- i. The unit needs to provide description of authorised operations, which they want to retain with the merged LOA.
- ii. The unit needs to submit 'NOC' from the SEZ Developer for merger of LOAs.
- iii. Respective companies shall ensure compliance with policy and procedures of MCA/ROC on the subject.

5.1.5 The Committee further directed the SEZ Division of NSEZ to issue a combined letter for approval of change of entrepreneur (from 'Accenture Operations Services Private Limited' to 'Accenture Solutions Private Limited') and merger of said LOA No.

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10/70/2013-SEZ/9703 dated 19.09.2013 into LOA No. 10/37/2011-SEZ/3011 dated 27.04.2011 being simultaneously considered/approved.

5.2. M/s. Capgemini Technology Services India Limited

5.2.1. M/s. Capgemini Technology Services India Limited has submitted a proposal for merger of LOA No. 10/27/2014-SEZ/7610 dated 09.07.2014, LOA No. 10/26/2014-SEZ/10668 dated 13.10.2014, LOA No. 10/02/2015-SEZ/1685 dated 18.02.2015 & LOA No. 10/09/2021-SEZ/6352 dated 04.08.2021 into LOA No. 10/84/2011-SEZ/5850 dated 08.08.2011. This is for the units located in the Candor Gurgaon One Realty Projects Pvt. Ltd. IT/ITES SEZ at Village Tikri, Sector-48, Gurugram (Haryana). The unit has submitted revised consolidated projections upon merger of aforesaid three LOAs, as given below:-

| S. No. | Particulars (for five years) | Projections (Rs. in lakhs) |
|--------|------------------------------|----------------------------|
| i. | FOB value of Exports | 527105.64 |
| ii. | Foreign Exchange Outgo | 35064.98 |
| iii. | NFE Earning (i – ii) | 492040.66 |
| iv. | Imported Capital Goods | 34814.98 |
| v. | Indigenous Capital Goods | 23034.24 |
| vi. | Imported input services | 250.00 |
| vii. | Indigenous input services | 28000.00 |
| viii. | Employment | 7751 Nos. |

5.2.2. The authorized operations under merged LOA No. 10/84/2011-SEZ/5850 dated 08.08.2011 shall be "IT/ITES namely Market Research Services, Computer Software Services, Research and Development Services, Content Development, Business Auxiliary Services & Business Support Services".

5.2.3. The Committee noted Proviso 4 to Rule 19(2) of SEZ Rules, 2006, which states that "Provided also that the Approval Committee may approve proposals for merger of Letters of Approvals of two or more Units of the same company or firm subject to the condition that these units fall within the same Special Economic Zone and after merger, block period for calculation of Net Foreign Exchange shall be from the date of commencement of production of the Unit which commenced first and the Income Tax exemption shall be considered from the date of start of operation of the first unit".

5.2.4. The Approval Committee discussed the proposal in detail and after due deliberation approved the proposal for merger of LOA No. 10/27/2014-SEZ/7610 dated 09.07.2014, LOA No. 10/26/2014-SEZ/10668 dated 13.10.2014, LOA No. 10/02/2015-SEZ/1685 dated 18.02.2015 & LOA No. 10/09/2021-SEZ/6352 dated 04.08.2021 into LOA No. 10/84/2011-SEZ/5850 dated 08.08.2011. This would be in terms of Proviso 4 to Rule 19(2) of SEZ Rules, 2006. This approval is subject to the condition that after merger, block period for calculation of Net Foreign Exchange shall be from the date of commencement of production of the Unit which commenced first i.e. w.e.f. 10.05.2012 and the Income Tax exemption shall be considered from the date of start of operation of the first unit i.e. w.e.f. 10.05.2012. The current block period of merged LOA shall be from 10.05.2022 to 09.05.2027. This approval is further subject submission of following documents:-

- i. In break-up of foreign exchange outgo, the total value of import of machinery (capital goods) has been mentioned as Rs.30776.63 lakhs, whereas the unit has proposed imported capital goods of Rs.34814.98 lakhs. Further, expenses on Foreign Travel have been mentioned as Rs.4288.35 lakhs, whereas total imported input services of Rs.250 lakhs have been proposed. Hence, revised breakup of foreign exchange outgo required to be submitted.
- ii. APR for FY 2021-22 & 2022-23 in respect of LOA No. 10/02/2015-SEZ/1685 dated 18.02.2015 and APR for FY 2021-22 in respect of LOA No. 10/09/2021-SEZ/6352 dated 04.08.2021.

Item No. 6: Approval of Revised Building Plan / Occupancy Certificate of SEZ.

6.1. M/s. DLF Cyber City Developers Limited (Revised Building Plan).

6.1.1. Sh. Hitesh Sharma, Senior Town Planner (M) HQ, O/o. DTCP Haryana, Chandigarh vide Memo No. SEZ-13/JD(RA)/2023/33353 dated 06.10.2023 has forwarded comments / recommendation for approval of Revised Building plan (2nd Revision) of Building-A falling in the IT/ITES SEZ land measuring 25.4606 Acres at Sector-24 & 25A, Gurugram (Haryana) of M/s. DLF Cyber City Developers Limited. Shri Sharma has recommended that the revised building plan may be approved with the conditions mentioned in his aforesaid Memo dated 06.10.2023.

6.1.2. The Approval Committee discussed the proposal in detail and after due deliberation approved the proposal for revised Building plan (2nd Revision) of Building-A falling in the IT/ITES SEZ at Sector-24 & 25A, Gurugram (Haryana) of M/s. DLF Cyber City Developers Limited. This was on the basis of recommendation received from Senior Town Planner (M) HQ, O/o. DTCP Haryana, Chandigarh. The approval is subject to the terms & conditions mentioned in the Memo No. SEZ-13/JD(RA)/2023/33353 dated 06.10.2023 of Sr. Town Planner (M) HQ, O/o. DTCP Haryana, Chandigarh.

6.2. M/s. ITPG Developers Private Limited (Occupancy Certificate).

6.2.1. District Town Planner (HQ), O/o. DTCP Haryana, Chandigarh vide his letter Memo No. SEZ-66-I-A/JD(RA)/2023/35042 dated 18.10.2023 has forwarded comments / recommendation on the proposal for grant of Occupancy Certificate for "*Phase-3 & Customs Building*" constructed in the Electronic Hardware, IT/ITES SEZ of M/s. ITPG Developers Pvt. Ltd. at Village Behrampur, Distt-Gurugram (Haryana). DTP (HQ) has informed that the Developer has raised the construction at site in variation from the approved building plans, which are compoundable violations and the developer has deposited the composition charges. DTP (HQ) has recommended that the Committee may approve Occupancy Certificate subject to terms & conditions mentioned in the said Memo dated 18.10.2023.

6.2.2. The Approval Committee discussed the proposal in detail and after due deliberation approved the proposal for grant of Occupancy Certificate for "*Phase-3 & Customs Building*" constructed in the Electronic Hardware, IT/ITES SEZ of M/s. ITPG Developers Pvt. Ltd. at Village Behrampur, Distt-Gurugram (Haryana). The approval is subject to the terms & conditions mentioned in the Memo No. SEZ-66-I-A/JD(RA)/2023/35042 dated 18.10.2023 of District Town Planner (HQ), O/o. DTCP Haryana, Chandigarh.

Item No. 7: Proposal for allotment of space to facility providers.



7.1. M/s. Mikado Realtors Pvt. Ltd., Developer.

7.1.1. The Approval Committee discussed the proposal in detail and after due deliberations approved the proposal of M/s. Mikado Realtors Private Limited for allotment of 7112 Square feet built-up area at Ground floor, Tower-1 in the processing area of its Electronic Hardware, IT/ITES SEZ at Village Behrampur, Gurugram (Haryana) to M/s. Maira Fitness Private Limited. This was to setup & operate a 'Gymnasium', in terms of Rule 11(5) of SEZ Rules, 2006. The approval is subject to the condition that no tax / duty benefit shall be available to M/s. Maira Fitness Private Limited to setup, operate & maintain such facility in the processing area of the SEZ. M/s. Maira Fitness Private Limited shall obtain necessary NOCs / clearances / approvals from the relevant statutory authorities, wherever applicable, for creation & operation of such facility in SEZ premises. This facility shall be used exclusively by the employees of SEZ & units located therein. This approval is subject to submission of following documents:-

- i. An Undertaking from M/s. Maira Fitness Private Limited to the effect that they will not claim any direct/indirect tax benefit under SEZ scheme for creation & operation of such facility in SEZ. They will obtain requisite license and other clearances as applicable in the State prior to commencement of proposed facilities. They will maintain proper records of the goods purchased / sold or services provided as per relevant provisions of the revenue department of the State and / or Central Government as the case may be.

7.2: M/s. ITPG Developers Private Limited, Developer.

7.2.1. The Approval Committee discussed the proposal in detail and after due deliberations approved the proposal of M/s. ITPG Developers Pvt. Ltd., developer for allotment of 900 Square feet area at Ground floor in the processing area of its Electronic Hardware & IT/ITES SEZ at Village Behrampur, Gurugram (Haryana) to M/s. Rootfield India Private Limited. This was to setup & operate a 'Tuck Shop (Dhaba)', in terms of Rule 11(5) of SEZ Rules, 2006. The approval is subject to the condition that no tax / duty benefit shall be available to M/s. Rootfield India Private Limited to setup, operate & maintain such facility in the processing area of the SEZ. M/s. Rootfield India Private Limited shall obtain necessary NOCs / clearances / approvals from the relevant statutory authorities, wherever applicable, for creation & operation of such facility in SEZ premises. This facility shall be used exclusively by the employees of SEZ & units located therein. This approval is subject to submission of following documents:-

- i. An Undertaking is required from M/s. Rootfield India Pvt. Ltd. to the effect that they will not claim any direct/indirect tax benefit under SEZ scheme for creation & operation of such facility in SEZ. They will obtain requisite license and other clearances as applicable in the State prior to commencement of proposed facilities. They will maintain proper records of the goods purchased / sold or services provided as per relevant provisions of the revenue department of the State and / or Central Government as the case may be. This facility shall be exclusively use by the employees of SEZ & units located therein.
- ii. The developer needs to confirm that the land proposed to be leased out to M/s. Rootfield India Pvt. Ltd. is approved for proposed activity in the master plan of SEZ.

Item No. 8. Monitoring of performance of the unit.


8.1. M/s. Xceedance Consulting India Private Limited (Unit-I)

8.1.1. M/s. Xceedance Consulting Private Limited (Unit-I), a unit in Candor Gurgaon One Realty Projects Private Limited, IT/ITES SEZ at Village Tikri, Sector-48, Gurugram (Haryana) having LOA No. 10/06/2018-SEZ/2614 dated 07.03.2018 had completed first block of 5 years on 29.08.2023. The LOA of the unit has been renewed upto 29.08.2028. The year-wise export performance and status of NFE Earnings of the unit, as per APRs since inception, duly verified by NSEZ CA firm, are as under:-

(Rs. in lakhs)

| Year | FOB value of export | NFE Earnings | DTA Sales | Pending Foreign Exchange realization |
|---------------|---------------------|-----------------|-------------|--------------------------------------|
| 2018-19 | 3229.74 | 3213.17 | 0.00 | 0.00 |
| 2019-20 | 6418.05 | 6399.19 | 0.00 | 0.00 |
| 2020-21 | 9772.99 | 9752.21 | 0.00 | 0.00 |
| 2021-22 | 9980.63 | 9944.10 | 0.00 | 0.00 |
| 2022-23 | 19644.25 | 19602.84 | 0.00 | 0.00 |
| Total: | 49045.66 | 48911.51 | 0.00 | 0.00 |

8.1.2. The Approval Committee monitored the performance of unit in terms of Rule 54 and after due deliberations took note of the positive NFE earned by the unit upto 31.03.2023.

8.2. M/s. Xceedance Consulting India Private Limited (Unit-II)

8.2.1. M/s. Xceedance Consulting Private Limited (Unit-II), a unit in Candor Gurgaon One Realty Projects Pvt. Ltd. IT/ITES SEZ at Village Tikri, Sector-48, Gurugram (Haryana) having LOA No. 10/07/2018-SEZ/2579 dated 07.03.2018 had completed first block of 5 years on 04.08.2023. The LOA of the unit has been renewed upto 04.08.2028. The year-wise export performance and status of NFE Earnings of the unit, as per APRs since inception, duly verified by NSEZ CA firm, are as under:-

(Rs. in lakhs)

| Year | FOB value of export | NFE Earnings | DTA Sales | Pending Foreign Exchange realization |
|---------------|---------------------|-----------------|-------------|--------------------------------------|
| 2018-19 | 5842.86 | 5835.33 | 0.00 | 0.00 |
| 2019-20 | 7858.55 | 7849.28 | 0.00 | 0.00 |
| 2020-21 | 8666.17 | 8656.90 | 0.00 | 0.00 |
| 2021-22 | 8485.88 | 8476.61 | 0.00 | 0.00 |
| 2022-23 | 12988.87 | 12973.36 | 0.00 | 0.00 |
| Total: | 43842.23 | 43791.48 | 0.00 | 0.00 |

8.2.2. The Approval Committee monitored the performance of unit in terms of Rule 54 and after due deliberations took note of the positive NFE earned by the unit upto 31.03.2023.

Supplementary agenda items:

1. **Proposal for allotment of space to facility providers:-**

1.1. M/s. Candor Gurgaon One Realty Projects Pvt. Ltd., Developer.

1.1.1. M/s. Candor Gurgaon One Realty Projects Pvt. Ltd., developer has informed that they have entered into an agreement dated 13.09.2023 with M/s. Alan Ventures, Bengaluru, Karnataka, for a period of 3 years, to conduct following Business Promotional Activities by setting up temporary structure / stall / Kiosk at designated place to be provided to them from time to time with the common area of its IT/ITES SEZ at Village Tikri, Sector-48, Gurugram (Haryana):-

- i. Banking Financial Services and Insurance (BFSI)
- ii. Telecom
- iii. Centre for Development of Imaging Technology (DCIT)
- iv. Residential Real Estate
- v. Fast Moving Consumer Goods (FMCG)
- vi. Automobile

1.1.2. The developer has informed that the drive of the said activities shall be Brand Promotion, Product Display, Sponsorship, Public Performance, and such other activities as may be agreed from time to time, exclusively for the employees of the zone. All materials for setting up temporary structure / stall / Kiosk and products for carrying out these activities shall be brought by M/s. Alan Ventures into the zone on returnable basis and no sale of any kind of products to be taken in the zone. The developer has requested to grant permission for carrying the said activities.

1.1.3. Shri Sanjay Yadav & Shri Amrik Singh, authorised representatives of M/s. Candor Gurgaon One Realty Projects Private Limited joined the meeting through video conferencing and explained the proposal. The representatives informed that that name of activity at Sr. No.(iii) is inadvertently mentioned as "Centre for Development of Imaging Technology (CDIT)" instead of "Consumer Durable & Information Technology (CDIT)". They further informed that no lease deed will be executed with M/s. Alan Ventures as there is no specific space proposed to be allotted. Only temporary structure / stall / Kiosk at designated place to be provided to M/s. Alan Ventures from time to time with the common area of SEZ for Brand Promotion, Product Display, Sponsorship, Public Performance, and such other activities. Further, M/s. Alan Ventures will not avail any exemption of duty and taxes on structure / stall / Kiosk, products and fee paid to the developer.

1.1.4. The Committee observed that in terms of proviso to Sub Rule 5 of Rule (11) of the SEZ Rules, 2006, *the Developer may, with the prior approval of the Approval Committee, grant land or built up space on lease basis, for creating facilities such as canteen, public telephone booths, first aid centers, Crèche and such other facilities as may be required for the exclusive use of the Unit.*

1.1.5. The Approval Committee discussed the proposal in detail and keeping in view the proposed activities to be carried out in common area of SEZ and M/s. Alan Ventures will neither sell anything in the zone nor will it avail any tax / duty exemption to undertake such activities in SEZ, the Committee approved the proposal. This approval is subject to condition that no tax / duty benefit shall be available to M/s. Alan Ventures to undertake such activities in the processing area of the SEZ. M/s. Alan Ventures shall obtain

necessary NOCs / clearances / approvals from the relevant statutory authorities, wherever applicable, for operation of such facility in SEZ premises. The Developer & M/s. Alan Ventures shall ensure compliance including space usage as per applicable building bye-laws/approved building plan and M/s. Alan Ventures will maintain proper records of inward & outward movement of goods and produce the same before SEZ Customs as & when required. The Developer and M/s. Alan Ventures shall ensure statutory compliances with the provisions of SEZ Act, 2005 & rules/ instructions made thereunder from time to time. This approval is subject to submission of following documents:-

- i. Original agreement dated 08.08.2023 executed between SEZ Developer & M/s. Alan Ventures.
- ii. An Undertaking from M/s. Alan Ventures to the effect that they will not claim any direct/indirect tax benefit under SEZ scheme to undertake such activity in the processing area of SEZ. They will obtain requisite license and other clearances as applicable, prior to commencement of proposed facilities. They will maintain proper records of the goods purchased / sold or services provided as per relevant provisions of the revenue department of the State and / or Central Government as the case may be.

1.2. M/s. Candor Kolkata One Hi-tech Structures Pvt. Ltd., Co-developer.

1.2.1. M/s. Candor Kolkata One Hi-tech Structures Pvt. Ltd., Co-developer has informed that they have entered into an agreement dated 13.09.2023 with M/s. Alan Ventures, Bengaluru, Karnataka, for a period of 3 years. This agreement was to conduct following Business Promotional Activities by setting up temporary structure / stall / Kiosk at designated place in the common area of Gurgaon Infospace Ltd. IT/ITES SEZ at Village Dundaheera, Sector-21, Gurugram (Haryana):-

- i. Banking Financial Services and Insurance (BFSI)
- ii. Telecom
- iii. Centre for Development of Imaging Technology (DCIT)
- iv. Residential Real Estate
- v. Fast Moving Consumer Goods (FMCG)
- vi. Automobile

1.2.2. The co-developer has informed that the drive of the said activities shall be Brand Promotion, Product Display, Sponsorship, Public Performance, and such other activities as may be agreed from time to time, exclusively for the employees of the zone. All materials for setting up temporary structure / stall / Kiosk and products for carrying out these activities shall be brought by M/s. Alan Ventures into the zone on returnable basis and no sale of any kind of products to be taken in the zone. The co-developer has requested to grant permission for carrying the said activities.

1.2.3. Shri Sanjay Yadav & Shri Amrik Singh, authorised representatives of M/s. Candor Kolkata One Hi-tech Structures Pvt. Ltd. joined the meeting through video conferencing and explained the proposal. The representatives informed that that name of activity at Sr. No.(iii) is inadvertently mentioned as "Centre for Development of Imaging Technology (CDIT)" instead of "Consumer Durable & Information Technology (CDIT)". They further informed that no lease deed will be executed with M/s. Alan Ventures as there is no specific space proposed to be allotted. Only temporary structure / stall / Kiosk at designated place to be provided to M/s. Alan Ventures from time to time with the



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common area of SEZ for Brand Promotion, Product Display, Sponsorship, Public Performance, and such other activities. Further, M/s. Alan Ventures will not avail any exemption of duty and taxes on structure / stall / Kiosk, products and fee paid to the developer.

1.2.4. The Committee observed that in terms of proviso to Sub Rule 5 of Rule (11) of the SEZ Rules, 2006, *the Developer may, with the prior approval of the Approval Committee, grant land or built up space on lease basis, for creating facilities such as canteen, public telephone booths, first aid centers, Crèche and such other facilities as may be required for the exclusive use of the Unit.*

1.2.5. The Approval Committee discussed the proposal in detail and keeping in view the proposed activities to be carried out in common area of SEZ and M/s. Alan Ventures will neither sell anything in the zone nor will it avail any tax / duty exemption to undertake such activities in SEZ, the Committee approved the proposal. This approval is subject to condition that no tax / duty benefit shall be available to M/s. Alan Ventures to undertake such activities in the processing area of the SEZ. M/s. Alan Ventures shall obtain necessary NOCs / clearances / approvals from the relevant statutory authorities, wherever applicable, for operation of such facility in SEZ premises. The co-developer & M/s. Alan Ventures shall ensure compliance including space usage as per applicable building bye-laws/approved building plan and M/s. Alan Ventures will maintain proper records of inward & outward movement of goods and produce the same before SEZ Customs as & when required. The co-developer and M/s. Alan Ventures shall ensure statutory compliances with the provisions of SEZ Act, 2005 & rules/ instructions made thereunder from time to time. This approval is subject to submission of following documents:-

- i. Original agreement dated 08.08.2023 executed between SEZ co-developer & M/s. Alan Ventures.
- ii. An Undertaking from M/s. Alan Ventures to the effect that they will not claim any direct/indirect tax benefit under SEZ scheme to undertake such activity in the processing area of SEZ. They will obtain requisite license and other clearances as applicable, prior to commencement of proposed facilities. They will maintain proper records of the goods purchased / sold or services provided as per relevant provisions of the revenue department of the State and / or Central Government as the case may be.

The meeting ended with a vote of thanks to the Chair.



(Surender Malik)
Joint Development Commissioner



(A. Bipin Menon)
Development Commissioner