

Minutes of UAC meeting of Quarkcity India Pvt. Ltd., SEZ held on 01.02.2023
Noida Special Economic Zone

Minutes of the Unit Approval Committee (UAC) of Pvt. SEZs in Mohali/Chandigarh region held under the Chairmanship of Mr. A. Bipin Menon, Development Commissioner (DC), Noida SEZ at 11:00 PM on 01.02.2023 through Video Conferencing.

The following members of Unit Approval Committee were present during the meeting through video conferencing:

1. Shri M. Narsimha Raju, Addl. Commissioner of Income Tax, AU-1(4), Shimla at Mohali
2. Shri Surender Malik, IRS, Joint Dev. Commissioner, NSEZ, Noida.
3. Shri Utpal Acharya, ITS, Jt. DGFT, Ludhiana
4. Shri Pritpal Singh, Asstt. Commissioner Customs, Ludhiana
5. Shri SPS Dhillon, DGM, PSIEC

Besides, during the meeting the following officers were also present to assist the UAC

- i) Shri Rajesh Kumar, Dy. Development Commissioner, NSEZ
- ii) Shri Karan Goyal, Asstt. Development Commissioner,
- iii) Ms. Vaishali Chandhok, Specified Officer
- iv) Shri Malkit Singh, Authorized Officer and
- v) Ms. Shirley Sood, Authorized Officer

Since the quorum was available, the meeting proceeded sequentially as per the agenda. At the outset, the Chairman welcomed the participants. After detailed deliberations amongst Members as well as interaction with the applicants/representatives of the Units/Developers, the following decisions were taken: -

Agenda Item No. 1: -

Sub: Ratification of the Minutes of the Meeting of the Unit Approval Committee held on 22.12.2022.

1.1 The Committee was informed that no reference against the decisions of the UAC held on 22.12.2022 was received from any of the Members of the Committee or Trade and therefore, Minutes of the Meeting held on 22.12.2022 were ratified.

Agenda Item No 2: -

2.1 Sub: Addition of input service other than the services Specified under Notification F. No. D.12/19/2013-SEZ dated 2nd January 2018 of DOC:-

2.1.1 It was informed to the Approval Committee that M/s Sunny View Estates Pvt. Ltd. (Co-Developer) of M/s Quarkcity India Pvt. Ltd. Vide its letter dated 29th November, 2022 applied for approval of following input services: -

S. No.	SAC Code	SAC Service Description
1.	997221	Property management services on a fee/commission basis or contract basis
2.	997222	Building sales on a fee/commission basis or contract basis

2.1.2 The UAC in its meeting held on 22.12.2022 approved addition of only the "Property management services (SAC code 997221)" as input service to the co-developer.

2.1.3 M/s Sunny View Estates Pvt. Ltd. (Co-Developer) vide its letter dated 24.01.2023 has now submitted that their authorized operations are leasing out their SEZ premises to different SEZ units and the company would also be procuring services of real estate agents which assist them in leasing out their property in SEZ to different SEZ units. Therefore, these services are very much required for their authorized operations.

2.1.4 It was informed that services are categorized under "Real estate services on a fee/commission basis or contract basis" with SAC code 99722 sub-categorized in SAC 997222 in Goods and Services tax ('GST') regime. SAC 997222 includes "real estate agency and brokerage services related to buildings, and similar intermediation services involving buying, selling and **renting of buildings** and associated land, on a fee or contract basis".

2.1.5 Mr. Jatinder Singh, Authorized representative of the Co- Developer appeared before the Approval Committee and explained the proposal. On being asked he informed that the this service pertain to companies providing service by finding Units who are interesting in taking up space in the SEZ.

2.1.8 The Approval Committee after due deliberations approved the addition of "Building sales on a fee/commission basis or contract basis (SAC Code 997222)" as an input service to the co-developer.

Agenda Item No 3: -

3.1 Sub: Proposal for Approval of List of Goods for Authorized operations:-

3.1.1 M/s. Quarkcity India Pvt. Ltd. vide letter dated 21 December, 2022 has submitted the list of goods worth Rs. 4601.35 lacs for its authorized operations. The authorized operation wise detail of list of goods is as under:

(Rs. In

Lacs)

Sr. No.	Name of Authorized Operations	Amount	
1.	Construction of all types of building in processing area	2634.86	Sr. No 22 of Inst. No 50
2.	Electrical gas and petroleum natural gas distribution network including necessary sub stations of appropriate capacity, pipeline network etc.	799.68	Sr. No 04 of Inst. No 50
3.	Telecom and other communication facilities including internet connectivity.	105.03	Sr. No 05 of Inst. No 50
4.	Air conditioning of processing area	490.23	Sr. No 21 of Inst. No 50
5.	Fire Protection System with sprinklers, fire and smoke detectors	189.10	Sr. No 07 of Inst. No 50
6.	Access Control and monitoring systems	204.87	Sr. No 24 of Inst. No 50
7.	Cafeteria / Canteen for staff in processing area	11.70	Sr. No 27 of Inst. No 50
8.	Road with street lighting and signals	42.10	Sr. No 01 of Inst. No 50
9.	Landscaping and water bodies.	123.80	Sr. No 08 of Inst. No 50
	Total	4601.35	

3.1.2 From the Developer, Mr. Sanjeev Kumar appeared before the Approval Committee and explained their proposal.

3.1.3 After detailed examination, the Approval Committee unanimously approved the proposal of M/s Quarkcity India Pvt. Ltd. (Developer) **except Ambulance and Tractor (not trolley)** mentioned under the authorized operation "Construction of all types of building in processing area as approved by the Approval Committee". The goods proposed will be used for authorized operations of the Developer within the SEZ only, failing which the Developer has to be pay back the benefit of duties and taxes availed on these items, as applicable. The Developer will re-submit the list of material for authorized

operations by expanding on the abbreviations used therein.

Supplementary Agenda item 1:

1.1 LOA No. F2/7/2005-EPZ dated 09.06.2006 – Approval of List of Goods for Authorized operations of M/s Sunny View Estates Pvt. Ltd. (Co-Developer) – Reg.

1.1.1 M/s Sunny View Estates Pvt. Ltd. (Co-Developer) vide his letter dated 30th January, 2023 has submitted the list of goods worth Rs. 1035.166 lacs for its authorized operations. The authorized operation wise detail of list of goods is as under:

Authorized Operation as per Instruction No. 50	Name of Authorized Operation	Estimated Material Cost (in Rs. Lacs)		
		Import	Indigenous	Total
(1)	(2)	(3)	(4)	(5)
2	Water treatment plant, water supply lines (dedicated lines up to source), sewage lines, storm water drains and water channels of appropriate capacity.	NIL	27.50	27.50
3	Solid and liquid waste collection, treatment and disposal plants including pipelines and other necessary infrastructure for sewage and garbage disposal, Sewage treatment plants	NIL	5.95	5.95
4	Electrical, Gas and Petroleum, Natural Gas Distribution Network incl. necessary Sub-Stations of Appropriate Capacity, pipeline network etc.	NIL	151.55	151.55
5	Telecom and other communications facilities including internet connectivity	NIL	3.13	3.13
7	Fire Protection System with Sprinklers, Fire and Smoke	NIL	40.245	40.245

	Detectors			
19	Recreational facilities such as Indoor/Outdoor games, gymnasium/Employee's restroom in processing area.	NIL	161.141	161.141
21	Air Conditioning of Processing Area	NIL	324.499	324.499
22	Construction of all type of buildings in processing area	NIL	192.99	192.99
24	Access Control and Monitoring System	NIL	13.69	13.69
27	Cafeteria/ Canteen for staff in processing area	NIL	114.471	114.471
	Grand Total		1035.166	1035.166

1.1.2 From the Co-developer, Mr. Jatinder Singh appeared before the Approval Committee and explained their proposal.

1.1.3 After detailed examination, the Approval Committee unanimously approved the proposal of M/s Sunny View Estates Pvt. Ltd. (Co-Developer) worth Rs. 1035.166 lacs for its authorized operations.

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

(Surender Malik)
Jt. Development Commissioner

(A. Bipin Menon)
Development Commissioner