

SEEPZ SPECIAL ECONOMIC ZONE

ANDHERI (EAST), MUMBAI.

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AGENDA FOR

**MEETING OF THE APPROVAL COMMITTEE FOR SECTOR
SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ITES AT RAJIV
GANDHI INFOTECH PARK, PHASE - II, HINJEWADI,
DISTRICT PUNE OF M/S. QUBIX BUSINESS PARK PVT. LTD. -
SEZ.**

**VENUE: GROUND FLOOR, CENTRE FOR LEARNING
(MARKETING OFFICE), BEHIND CYBERCITY,
TOWER - X, OPPOSITE TRILLIUM, MAGARPATTA
CITY, HADAPSAR, PUNE - 411 013.**

DATE : 17TH FEBRUARY, 2017.

TIME :

MEETING OF THE APPROVAL COMMITTEE FOR SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ AT RAJIV GANDHI INFOTECH PARK, PHASE - II, HINJEWADI, DISTRICT PUNE OF M/S. QUBIX BUSINESS PARK PVT. LTD. - SEZ UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER, SEEPZ-SEZ ON 17TH FEBRUARY, 2017.

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| Agenda Item No. | Subject |
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| Agenda item No. 01 :- | Confirmation of minutes of the meeting held on 13.01.2017 |
| Agenda item No. 02 :- | Approval for an additional entry/exit gate for pedestrian movement of M/s. Qubix Business Park Pvt. Ltd. - SEZ (Developer). |

MINUTES OF THE MEETING OF THE APPROVAL COMMITTEE HELD UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER FOR SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ITES AT RAJIV GANDHI INFOTECH PARK, PHASE – II, HINJEWADI, DIST. PUNE OF M/S. QUBIX BUSINESS PARK PVT. LTD. - SEZ, ON 13.01.2017.

1. Name of the SEZ : M/s. Qubix Business Park Pvt. Ltd.
- SEZ
2. Sector : IT/ITES
3. Meeting No. : 61
4. Date : 13.01.2017

Members Present:

1. Shri V.P. Shukla : Member
Jt. Development Commissioner
SEEPZ-SEZ
2. Mr C.L. Hedao, : Nominee of the Director of Foreign
Joint DGFT, Pune Trade, Pune.
3. Shri. M. R. Sarnaik, : Nominee of the Commissioner of
Income Tax Officer, ITO ward 5(1), Pune.
4. Shri. J. Y. Chavan, : Nominee of the Commissioner of
Income Tax Officer, ITO ward 11(1), Pune.
5. Shri. V. D. Shetiya, : Nominee of the Development
Jt. Director of Industries (MRR) Commissioner (Industries).
6. Mrs. Crisstina Joseph : Nominee of the Developer
Manager Finance,
Qubix Business Park Pvt. Ltd. – SEZ

Special Invitees:

7. Shri. B. C. Sahu
Specified Officer,
Qubix Business Park Pvt. Ltd. – SEZ.

Agenda Item No.01: Confirmation of Minutes of the meeting held on 05.12.2016.

The Minutes of the 60th Meeting held on 05.12.2016 were confirmed.

Agenda Item No. 02: Approval for Revision of Projection for the period of 3 years – M/s. Infostretch Corporation (India) Pvt. Ltd.

After deliberation, the Committee approved the proposal for revision of projection for envisaging FOB value of Exports of Rs. 3242.73 Lakhs, NFE of Rs. 2667.52 Lakhs during their remaining period of **3 years** i.e. **01.04.2016 to 31.03.2019** in terms of Rule 19 (2) of SEZ Rules, 2006.

Agenda Item No. 03: Approval for setting up of a new unit – M/s. Darwish Cybertech India Pvt. Ltd.

After deliberation, the Committee approved the proposal of M/s. Darwish Cybertech India Pvt. Ltd. for setting up of a new unit at Office No. 1, IT – 8 Building, Ground Floor, M/s. Qubix Business Park Pvt. Ltd. – SEZ, Plot No. 2, Blue Ridge Township, Near Rajiv Gandhi Infotech Park, Phase – I, Hinjewadi, Pune – 411 057 for Information Technology and Information Technology Enabled Services namely Software Development, BPO Operations, Analytics Services envisaging FOB value of Exports of Rs. 4210.00 Lakhs, NFE of Rs. 3884.81 Lakhs and employment of 150 persons during their Five year projection period.

Agenda Item No. 04: Approval for scheme of arrangement and Amalgamation amongst M/s. Geometric Limited (Transferor Company) to M/s. HCL Technologies Limited (Resulting Company) and resultant Change in Entrepreneur – M/s. Geometric Limited.

The proposal of the unit for amalgamation has been approved by the Hon'ble High Court of Judicature of Bombay, vide order dated **02.12.2016** and the same was placed before the UAC.

After deliberation the Committee approved the proposal for scheme of arrangement and amalgamation amongst M/s. Geometric Limited (Transferor Company) to M/s. HCL Technologies Limited (Resulting Company) and resultant Change in Entrepreneur from M/s. Geometric Limited to M/s. HCL Technologies Limited in terms of SEZ Rule 19 (2) of SEZ Rule, 2006 and clarification issued regarding Rule 74 A of SEZ Rules, 2006 by BOA in its 69th Meeting held on 23rd February, 2016. The unit shall make consequential changes in SEZ Online and IEC.

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


Chairperson-cum-
Development Commissioner

**OFFICE OF THE DEVELOPMENT COMMISSIONER,
SEEPZ SPECIAL ECONOMIC ZONE, GOVT. OF INDIA,
ANDHERI (EAST), MUMBAI**

**AGENDA NOTE FOR CONSIDERATION OF UNIT APPROVAL
COMMITTEE**

a) Proposal: -

Application for an additional entry/exit gate for pedestrian movement of M/s. Qubix Business Park Pvt. Ltd – developer

b) Specific Issue on which decision of UAC is required: -

Additional entry/exit gate for pedestrian movement.

**c) Relevant provisions of SEZ Act, 2005 & Rules, 2006/ Instruction/
Notification :**

Rule 11 (2) of SEZ Rules, 2006.

d) Other Information: -

M/s. Qubix Business Park Pvt. Ltd. – SEZ has been granted Formal Approval No. **F.2/274/2006-EPZ Dated 23.08.2006** as Sector Specific Economic Zone for IT/ITES sector located at S. No. 154/6, Behind Cognizant, Rajiv Gandhi Infotech Park, Phase – I, Hinjewadi, Pune - 411 057.

The developer has requested for an additional entry/exit gate for pedestrian movement as they are facing traffic snarls and as presently there is only one approved operational entry /exit gate for personnel, goods, materials and vehicles entry / exit to and from the SEZ. Also in adherence to the SEZ Rules, a customs office is set-up adjacent to this main gate so as to enable appropriate supervision on the entry and exit procedures, as required.

Contd.....2/-

It is herewith submitted that since the SEZ normally receives approx. 20,000 employees, approx.300 guest, approx 2,500+ passenger cars and bikes, and approx. 1000+ buses & commercial vehicles, each day whose entry and exit is moderated from only the approved existing gate, and since such already high volumes will only further increase in future with increased occupancy of the SEZ, therefore in the best interests of personnel security and safety, the company is of the view that a spate pedestrian entry/exit gate should be build, which will ease the current burden on the existing gate. Accordingly ground plan with proposed gate is enclosed.

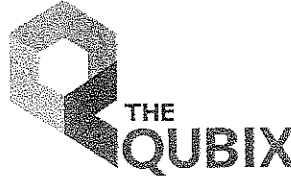
The Developer has further assures and undertake that this proposed gate will be strictly and exclusively permitted only for personnel movement and no movement of goods whatsoever in nature will be permitted/ allowed. Further if required as the proposed gate will be at a distance from existing customs office, (and as per design there is no space available to setup new customs office adjacent to the proposed pedestrian gate). So the developer would install closed circuit television (CCTV) cameras to provide live feed to the customs officers so control on activities happening at the proposed gate.

The letter from Specified Officer, Pune stating the comments regarding additional entry/exit gate for pedestrian movement is enclosed, vide letter dated **02.02.2017**.

The specified officer, Pune in his letter has stated that their office has inspected the designated area wherein the developer intends to open pedestrian gate. During the inspection, it was noticed that suitable and adequate space is available at the place for opening of such gate. The developer has also taken necessary steps to ensure smooth movement and maintenance of the said gate. Furthermore S.O has stated the above mentioned proposal may be considered favorably.

Copy of their applications dated **11.01.2017 and 07.02.2017** is enclosed.

The proposal of the Developer is submitted to the Approval Committee in terms of SEZ Rule 11 (2) of SEZ Rule, 2006 for consideration.



January 11, 2017

The Development Commissioner,
SEEPZ Special Economic Zone,
Government of India,
Ministry of Commerce and Industry,
Andheri (East), Mumbai 400 096

Re: Request for an additional entry/exit gate for Pedestrian movement

Sir,

Qubix Business Park Private Limited (formerly known as Neopro Technologies Private Limited) (the "Company" or the "Developer") vide letter bearing reference no: LOA No.F.2/274/2006-EPZ dated 21.01.2008 had received approval to developed an IT/ITES sector specific Special Economic Zone spread over an area admeasuring 10.1766 Hectares [25.15 acres] situated at Plot No.2, Rajiv Gandhi Info Tech Park, Phase-I, Hinjewadi, Pune-4110057, Pune.

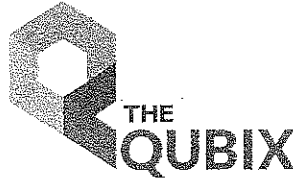
Accordingly the Developer had developed Qubix Business Park SEZ (the "SEZ") at the aforesaid plot of land which comprises of six towers, namely IT-1 to IT-6, having total leasable area of 14,49,892 square feet. These towers are fully constructed and leased to various tenants. Further, the Company has also provided a total of 3,560 parking slots which comprise of 1,995 parking slots for two wheelers and 1,565 parking slots four wheelers.

Further, of the total plot area, the Company has leased 21,766 square meters to M/s Flagship Developers Pvt. Ltd ("Flagship" or the "co-developer") who vide letter bearing reference no: LOA No. F2/274/2006-EPZ dated. 07.02.2012 is registered as co-developers of the said Qubix Business Park SEZ. The co-developer has further developed three towers, namely IT-7, IT-8 and IT-9, having total leasable area of 799,048 square feet. These towers are also fully constructed and in process of being leased.

Thus presently at the SEZ, all nine towers (six towers as developed by the Developer and three towers as developed by the Co-Developer) are fully occupied, housing over 50 tenants, that employ directly and indirectly over 20,000 employees who visit the park daily in different shifts depending on their employment requirements, which results in significant vehicular and passenger traffic to be managed on a daily basis and this volume of visitors in only expected to increase once the co-developer developed towers get fully occupied.

The SEZ was originally designed in such a manner that there is only one approved operational entry/exit gate for personnel (whether employees or guest as the case may be), goods, materials and vehicles entry/exit to and from the SEZ. Also in adherence to the SEZ Rules, a customs office is set-up adjacent to this main gate so as to enable appropriate supervision on the entry and exit procedures, as required and furthermore the Company has appointed specialized security agency to manage the gate operations which ensures strictest adherence and full compliance of SEZ Rules relating to the entry/exit formalities of personnel (employees & visitors), goods, materials and vehicles.

1171
13/01/17




Thus based on above, it is herewith submitted that since the SEZ normally receives approx. 20,000 employees, approx. 300 guests, approx. 2,500+ passenger cars and bikes, and approx. 1,000+ buses & commercial vehicles, each day whose entry and exit is moderated from only the approved existing gate, and since such already high volumes will only further increase in future with increased occupancy of the SEZ, therefore in the best interests of personnel security and safety, the Company is of the view that a separate pedestrian entry / exit gate should be build, which will ease the current burden on the existing gate and separate the personnel and vehicular entry / exit, to and from the SEZ, thereby enabling the traffic to be more efficiently, smoothly, securely and safely be managed and regulated. Accordingly a ground plan with proposed pedestrian gate is enclosed herewith for your perusal.

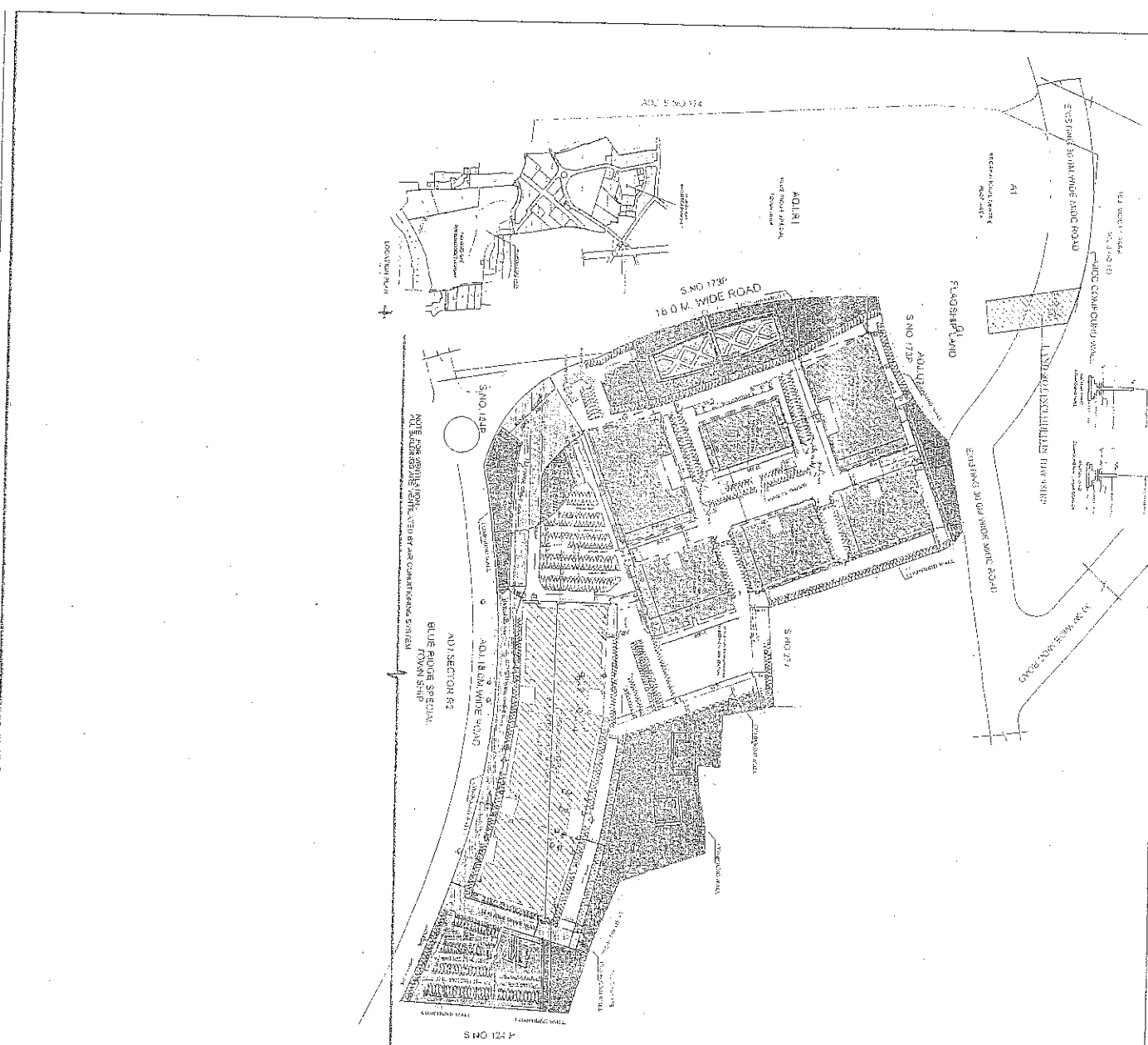
Further we appreciate that as per SEZ Rules, every gate within an SEZ needs to be under inspection of custom officers, hence the Company assures and undertakes that this proposed pedestrian gate will be strictly and exclusively permitted only for personnel movement and no movement of goods whatsoever in nature will be permitted/allowed. Further, if required, since this proposed pedestrian gate will be at a distance from the existing custom office and as per our proposed design there is not enough space to set-up an additional custom office adjacent to this proposed pedestrian gate, therefore in order to ensure compliance with the SEZ Rules, the Company can install closed circuit television (CCTV) cameras at this proposed pedestrian gate which will provide direct connection to the existing custom office and thus provide live feed to the customs officers so as to allow them to remotely overview and if required, control all activities happening at the proposed gates.

Request kindly take the aforesaid on record, consider our request favorably and grant us permission to build an additional pedestrian gate.

Thank you,

Yours Sincerely,
Qubix Business Park Private Limited


Kunal Shah
Authorised Signatory
Encl: as stated.

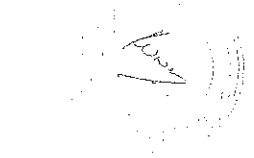


| Sl. No. | Particulars | Area | Remarks |
|---------|--------------------|------|---------|
| 1 | Total Area | | |
| 2 | Area of Building | | |
| 3 | Area of Road | | |
| 4 | Area of Open Space | | |
| 5 | Area of Water Body | | |
| 6 | Area of Other | | |

GENERAL NOTES:
 1. The proposed building shall be constructed in accordance with the provisions of the Maharashtra Building Code, 1971.
 2. The building shall be constructed on a plot of land which is free from any encumbrance or litigation.
 3. The building shall be constructed on a plot of land which is free from any flood or water logging.
 4. The building shall be constructed on a plot of land which is free from any other legal or equitable interest.
 5. The building shall be constructed on a plot of land which is free from any other legal or equitable interest.

DESIGNED BY: *[Signature]*
 DRAWN BY: *[Signature]*
 SCALE: 1/100

| Sl. No. | Name of the Person | Position | Signature | Date |
|---------|--------------------|----------|-----------|------|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |



OFFICE OF THE SPECIFIED OFFICER (SPECIAL ECONOMIC ZONE),
QBPL-SEZ, RGIP-PHASE-I, HINJEWADI PUNE - 411057

F.No. QBPL-SEZ/2016-17/689

Date: 02.02.2017

To,
 The Development Commissioner,
 SEEPZ-SEZ
 Andheri (E),
 Mumbai-400 099.

Sir,

Sub.: Request for a separate Pedestrian Movement Gate in the premises of M/s QBPL-SEZ, Pune.-reg.

Please refer to the above mentioned subject.

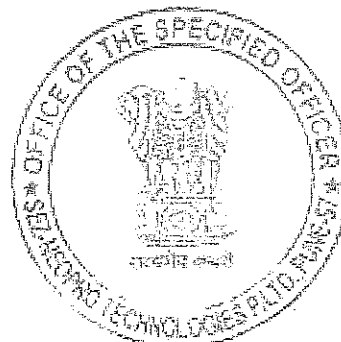
In this connection, it is to inform that the Developer, i.e. M/s Qubix Business Park Private Limited has approached this office to offer comments for approving their proposal to open a new pedestrian gate.

As requested by them, this office has inspected the designated area wherein the developer intends to open the pedestrian gate.

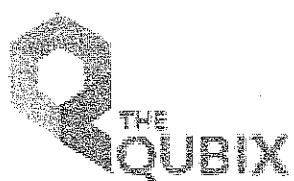
During the course of inspection, it is noticed that suitable and adequate space is available at the place for opening of such a gate. The developer is also taking the necessary steps to ensure smooth movement and maintenance of the said gate.

In view of the above, the request for opening of the proposed gate may be considered favorably.

Yours faithfully,



(Signature)
 (B.O. Sahu)
 Specified Officer,
 PUNE-SEZ.



Qubix Business Park Private Limited
 (Formerly Neopro Technologies Pvt. Ltd.)
 CIN: U72200PN1599750144498
 Neopro / Special Economic Zone, Plot No 2,
 Gore Ridge Township Behind Cognizant,
 Nr. Rajiv Gandhi Institute Park Phase 1,
 Haveli, Pune - 411057 Maharashtra India
 +91 20 4220 0402 +91 20 4220 0433
 info@thequbix.com @thequbix
 February 7, 2017

The Development Commissioner,
 SEEPZ Special Economic Zone,
 Government of India,
 Ministry of Commerce and Industry,
 Andheri (East), Mumbai 400 096

Re: Request for an additional entry / exit gate for Pedestrian movement
 Ref: Query raised by your office through SEZ Online on February 2, 2017

Sir,

Qubix Business Park Private Limited (the Company) vide its letter dated January 11, 2017 had made an application requesting for an additional entry/exit gate for Pedestrian movement. The said request was made and submitted through SEZ Online vide request id no. 421700009743 dated January 11, 2017.


In response to the said online request, we noted that following queries/concerns had been raised and assigned/merged to our request. Accordingly we herewith now submit our responses to these concerns as under:

1. Approval / No objection certificate from the Special Planning Authority.
 It is herewith submitted that since the Company has developed and is operating an IT/ITES SEZ Park as per rules and regulations of Special Economic Zone, Act 2006. Accordingly there is no separate Planning Authority that has jurisdiction on the Company for such a request and thereby no separate approval/objection is obtained from any other Special Planning Authority.
2. No Objection certificate from Traffic Department, Pune.
 It is herewith submitted that since the Company is requesting permission for additional entry/exit gate strictly and only for Pedestrian movement with no vehicular movement whatsoever. Accordingly, the Company has not obtained any no objection certificate from Traffic Department, Pune.
3. Three copies of the ground plan of the SEZ Site with the proposed pedestrian gate in A3 size paper, duly certified by Authorised Signatory.
 As required, copies enclosed herewith as Annexure 1.
4. Letter from the Specified Officer stating comments regarding additional entry / exit gate for pedestrian movement.
 As required, letter bearing reference No: QBPPL-SEZ-/1616-2017/689 dated February 2, 2017 as received from the Specified Officer, enclosed herewith.

Request kindly take the aforesaid on record, consider our request favorably and grant us permission to create an additional pedestrian gate.

Thank you,

Yours Sincerely,
 For Qubix Business Park Private Limited


 Kunal Shah
 Authorised Signatory

No. F.2/274/2006-EPZ
Government of India
Ministry of Commerce & Industry
Department of Commerce
(SEZ Section)



Udyog Bhavan, New Delhi
Dated the 21st January, 2008

To

M/s. Flagship Infrastructure Private Limited,
CST No. 111+111/2, Anand Colony
Off Prabhat Road,
Pune - 411004
(Fax: 020-25460986)

✓ **Subject:** Request for authorized operations in respect of sector specific Special Economic Zone for IT/ITES Sector at Pune, Maharashtra by M/s. Flagship Infrastructure Private Limited - Reg.

Sir,

I am directed to refer to your letter dated 14th December, 2007 on the above mentioned subject and to convey the approval of the Board of Approval as per its meeting held on 2nd January, 2008, for the authorized operations to be carried out in the sector specific Special Economic Zone for IT/ITES at Pune, Maharashtra by M/s. Flagship Infrastructure Private Limited, as per the list attached at Annexure to this letter in terms of the Special Economic Zones Act, 2005 and the Special Economic Zones Rules, 2006.

2. The procedure prescribed in Special Economic Zones Rules, 2006 must be followed for availing the said exemptions, drawback and concessions.

Yours faithfully,

Vijay Kumar
(Vijay Kumar)
Director

Tel: 2306 3434

E-mail: vkumar167@nic.in

Copy to:

1. Central Board of Excise and Customs (Shri Devender Dutt, Member (Customs), Department of Revenue, North Block, New Delhi.(Fax: 23092628)
2. Central Board of Direct Taxes (Shri Dinesh Verma, CIT (ITA), Department of Revenue, North Block, New Delhi. (23095479)

3. Ministry of Finance (Shri Rakesh Singh, Joint Secretary), Banking Division, Department of Economic Affairs. (Fax: 23367702/23360250)
4. Department of Industrial Policy and Promotion (Shri Gopal Krishna, Joint Secretary).
5. Ministry of Science and Technology (Dr. Laxman Prasad, Adviser & Head (TDT & NSTMIS), Technology Bhavan, Mehrauli Road, New Delhi. (Telefax: 26510686)
6. Additional Secretary and Development Commissioner (Small Scale Industry) (Shri Jawhar Sircar), Room No. 701, Nirman Bhavan, New Delhi. (Fax: 23062315)
7. Department of Information Technology (Shri M. Madhavan Nambiar, Additional Secretary), Electronics Niketan, 6, CGO Complex, New Delhi. (Fax: 24363101)
8. Ministry of Home Affairs (Shri Dipti Vilasa, Joint Secretary), North Block, New Delhi. (Fax: 23093153).
9. Ministry of Defence (Shri Anand Misra, Joint Secretary (Coordination). (Fax: 23792043), South Block, New Delhi.
10. Ministry of Environment and Forests (Dr. Anand Kumar, Adviser), Room No. 554, Pariyavaran Bhavan, CGO Complex, New Delhi - 3. (Telefax: 24364592)
11. Legislative Department (Shri S.R. Dalheta, Joint Secretary and Legislative Counsel, Room No. 430, A-Wing, Shastri Bhavan, New Delhi). (Fax: 23384832)
12. Ministry of Overseas Indian Affairs (Shri G. Gurucharan, Joint Secretary (FS), Akbar Bhawan, Chankyapuri, New Delhi. (Fax: 24674140)
13. Department of Urban Affairs, Town Country Planning Organisation, (Shri J.B. Kshirsagar, Chief Planner), Vikas Bhavan (E-Block), I.P. Estate, New Delhi. (Fax: 23073678/23379197)
14. Director General of Foreign Trade (Shri R.S. Gujral, DG), Department of Commerce, Udyog Bhavan, New Delhi.
15. Shri L.B. Singhal, Director General, Export Promotion Council for EOUs/SEZ Units, 705, Bhikaji Cama Bhavan, Bhikaji Cama Place, New Delhi - 110 066. (26165538).
16. Dr. Rupa Chanda, Professor, Indian Institute of Management, Bangalore, Bennerghata Road, Bangalore, Karnataka.
17. Government of Maharashtra (Shri V.K. Jairath, Secretary) Industries, Energy and Labour Department Mantralaya, Mumbai - 400 032. (Fax: 022-22824446).
18. Development Commissioner, SEEPZ Special Economic Zone, Mumbai.

Copy to PPS to CS/PPS to AS(RG)/PS to JS (AM)/PA to Dir (VK).

Flagship Infrastructure Private Limited

Annexure

Activities in the processing zone:

| Sl. No. | Activities/Items | Area in Square meters/quantity |
|---------|--------------------------------------------------------------|--------------------------------|
| 1 | Office Space | 182,950 Square meters |
| 2 | Cafes | 600 Square meters |
| 3 | Re staurant | 1,000 Square meters |
| 4 | Food Courts | 8,000 Square meters |
| 5 | Gymnasium; Swimming Pool; Sports area | 1,200 Square meters |
| 6 | Waiting Lounge | 1,000 Square meters |
| 7 | Medical Centre | 200 Square meters |
| 8 | Retail Spaces | 500 Square meters |
| 9 | Signature Tower | 750 Square meters |
| 10 | Central Command Office | 1,000 Square meters |
| 11 | Travel Desk | 150 Square meters |
| 12 | Parking facility | 70,000 Square meters |
| 13 | Electro-Mechanical Rooms; Water Tank and Other Utilities | 8,000 Square meters |
| 14 | Business Centre - Conference Rooms; Training Facilities Etc. | 1,600 Square meters |
| 15 | ATM | 150 Square meters |
| 16 | Eating Zones | 1,500 Square meters |
| 17 | Courier Office | 150 Square meters |
| 18 | Customs & Central Excise Check Posts | 100 Square meters |

Activities in the non-processing zone:

| Sl. No. | Activities/Items | Area in Square meters/quantity |
|---------|------------------|--------------------------------|
| 1 | School | 8,000 Square meters |

No. F.2/274/2006-EPZ
Government of India
Ministry of Commerce & Industry
Department of Commerce
(SEZ Section)

Udyog Bhawan, New Delhi
Dated the 7th February, 2012

To

M/s. Flagship Developers Private Limited
S. no 154/6, Nr. Cognizant
Rajiv Gandhi Infotech Park
Hinjewadi Phase - I
Pune - 411057

Subject: - Proposal for providing infrastructure facilities in the sector specific SEZ for IT/ITES at village Hinjewadi, Taluka Mulshi, District Pune, Maharashtra, being developed by M/s. Flagship Infrastructure Private Limited (to be transferred to M/s. Neopro Technologies Private Limited) - Regarding.

Reference: - Your application dated 21st November, 2011

Sir,

With reference to your above mentioned application, Government of India is pleased to approve your proposal as Co-Developer for providing infrastructure facilities, in the sector specific SEZ for IT/ITES at village Hinjewadi, Taluka Mulshi, District Pune, Maharashtra, being developed by Flagship Infrastructure Private Limited (to be transferred to M/s. Neopro Technologies Private Limited), as per the details given below:

(a) **Name of the Co-Developer:** - M/s. Flagship Developers Private Limited

(b) **Details of facilities proposed to be provided:** for development of 1.5 million sqft of IT space along with related development over an area of 5 Ha.

2. Your Agreement dated 19th December, 2011 entered into with the Developer of the aforesaid Special Economic Zone for providing infrastructure facilities or to undertake any authorized operations shall form part of this approval.

3. **General Conditions:-**

(i) The Co-developer shall provide infrastructure facilities, mentioned above, in the IT/ITES special economic zone in terms of the Special Economic Zones Act, 2005 and the rules and the orders made there under.

- (ii) The Co-developer shall execute Bond-cum-Legal undertaking as required under the Special Economic Zone Rules, 2006 for the authorised operations.
- (iii) The Co-developer shall obtain the required approval from various statutory authorities under relevant statutes and regulations of the Government of India and the State Government and local bodies.
- (iv) The project shall be implemented and operated in terms of the Special Economic Zones Act, 2005 and the rules and orders made there under.
- (v) The Co-developer shall conform to environmental requirements.
- (vi) The Co-developer shall abide by the local laws, rules, regulations or bye-laws in regard to area planning, sewerage disposal, pollution control, labour laws and the like as may be locally applicable.
- (vii) The Co-developer shall raise the required funds for the facilities being created. External commercial borrowing, if any, will be as per the guidelines of the Ministry of Finance, Department of Economic Affairs, Government of India, New Delhi.
- (viii) The validity of this approval is co-terminus with the validity of approval of the developer of the SEZ.
- (ix) This approval is liable to be suspended in case of violation of any of the terms and conditions stipulated herein.
- (x) The operation and maintenance of the facilities will be made as per the standards specified in the proposal and to the satisfaction of the users.
- (xi) The Co-developer shall maintain adequate manpower to provide the facilities.
- (xii) The user charges will be finalized in consultation with the Development Commissioner and the users. This shall be subject to revision as per the agreed terms.
- (xiii) The Co-developer shall obtain the approval of Board for specific activities proposed to be undertaken for development, operation and maintenance of Special Economic Zone. Based on the activities approved by the Board, the Co-developer shall be entitled for duty free import or domestic procurement of goods for the approved activities after the Special Economic Zone has been notified.
- (xiv) The authorized operations shall be carried out in terms of the parameters laid down in the Special Economic Zones Act, 2005 and the rules and orders made there-under and in accordance with the proposal approved herein.
- (xv) No duty free goods shall be available for personal use of, or consumption by officials, workers, staff or owners of the Unit or Developer.
- (xvi) Approval given by BoA for Co-Developer for particular terms and conditions of lease agreement will not have any bearing on the treatment of the income by way of lease rentals/down payment/premium etc., for purposes of assessment under the prevalent Income Tax Act and Rules. The Assessing Officer will have the right to examine the taxability of these amounts under the Income Tax Act.
- (xvii) For authorized activities to be undertaken by the co-developer, the co-developer may approach the Board of Approval, which will be approved separately by the Board.

4. This approval shall be also subject to other terms and conditions as approved by the Board of Approval.

5. The Co-developer may convey acceptance of all the terms and conditions indicated above within thirty days from the date of issue of this letter. All future correspondence may be addressed to the Director (SEZ), Department of Commerce, Udyog Bhavan, New Delhi.

6. The Co-developer shall furnish to the concerned jurisdictional Development Commissioner of the SEZ, returns on import, procurement and utilization of goods, as provided for under the Special Economic Zone Rules, 2006.

Yours faithfully,

(Sanjeet Singh)

Director

Tel: 2306 2109

Email: sanjeet@nic.in

To

1. Central Board of Excise and Customs, Member (Customs), Department of Revenue, North Block, New Delhi. (Fax: 23092628).
2. Central Board of Direct Taxes (Shri Raman Chopra, Director) (ITA), Department of Revenue, North Block, New Delhi. (23095479)
3. Government of Maharashtra [Principal Secretary (Industries)], Energy and Labour Department, Mumbai - 400 032.
4. Development Commissioner, SEEPZ Special Economic Zone, Mumbai.
5. M/s. Flagship Infrastructure Private Limited, 1, Somnath, C.T.S. No. No. 988, Ram Mandir Road, Near Tilak Mandir, Vile Parle (East) Mumbai - 400 057.
6. M/s. Neopro Technologies Private Limited, 1, Somnath, C.T.S. No. No. 988, Ram Mandir Road, Near Tilak Mandir, Vile Parle (East) Mumbai - 400 057.