

SEEPZ SPECIAL ECONOMIC ZONE

ANDHERI (EAST), MUMBAI.

.....

AGENDA FOR

**MEETING OF THE APPROVAL COMMITTEE FOR SECTOR
SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ITES AT S. P.
INFOCITY, PHURSUNGI, DISTRICT PUNE OF M/S. MANJRI
STUD FARM PVT. LTD. - SEZ.**

**VENUE : INFOSYS LIMITED, IBPO BUILDING, UNIT NO. 1,
PLOT NO. 24/3, RAJIV GANDHI INFOTECH PARK
(PHASE - II), MANN VILLAGE, MULSHI, PUNE - 411
057.**

DATE : 21ST APRIL, 2017

TIME :

MEETING OF THE APPROVAL COMMITTEE FOR SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ITES AT S. P. INFOCITY, PHURSUNGI, DISTRICT PUNE OF M/S. MANJRI STUD FARM PVT. LTD. - SEZ. UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER, SEEPZ-SEZ ON 21ST APRIL, 2017.

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Agenda Item No.	Subject
Agenda item No. 01 : -	Confirmation of minutes of the meeting held on 17.03.2017.
Agenda item No. 02 : -	Approval for leasing of Built up space to the service provider in respect of providing In - Building Solutions (IBS) for Telecommunication Service in SEZ - M/s. Manjri Stud Farm 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 S. P. INFOCITY, PHURSUNGI, DIST, PUNE OF M/S. MANJRI STUD FARM PVT. LTD. ON 17.03.2017.

1. Name of the SEZ : M/s. Manjri Stud Farm Pvt. Ltd.
2. Sector : IT/ITES
3. Meeting No. : 48
4. Date : 17.03.2017

Members Present:

1. Shri. V. P. Shukla : Member
Jt. Development Commissioner
SEEPZ-SEZ
2. Shri. V. D. Shetiya, : Nominee of the Development
Jt. Director of Industries (MRR) Commissioner (Industries).
3. Shri. C. A. Poal : Nominee of the Commissioner Asstt.
Asstt. Commissioner Service. Service Tax - I,
Tax - I
4. Shri A. K. Singh : Nominee of the Commissioner
Central Excise, Pune - I Central Excise, Pune -
5. Shri. Manish Khara : Nominee of Developer.
Manjri Stud Farm
Pvt. Ltd. - SEZ

Special Invitee:

6. Shri B. C. Sahu,
Specified Officer,
Pune.

Agenda Item No.01: Confirmation of Minutes of the meeting held on 17.02.2017

The Minutes of the 47th Meeting held on 17.02.2017 were confirmed.

Agenda Item No. 2: Approval for list of materials required for their Authorized Operations - M/s. Manjri Stud Farm Pvt. Ltd. - SEZ.

After deliberation, the Committed approved the proposal of the Developer vide letter dated 08.03.2017 for list of materials (In terms of Rule 12 (2) of SEZ Rules, 2006) duly certified by Mr. Achyut Watve, Chartered Engineer Registration No. FIE No. F - 115283-8, Dated 06.03.2017 required for IT/ITES sector at **Building No.5 (Under Construction)** at an estimated cost of Rs. 2,644.21/- Lakhs for their Authorized Operations:-

Sr. No.	Details of Authorized Operations	Approval details of Authorized Operations	Value (Rs. Lakhs)
1	Construction of all type of buildings in processing area as approved by the Unit Approval Committee.	The said authorized operation is covered at Sr. No. 22 of the consolidated list of default authorized operations as per the Instruction No. 50 dtd. 15.03.2010 issued by the Ministry of Commerce (SEZ Section), New Delhi	622.50
2	Roads with Street lighting Signals and Signage.	The said authorized operation is covered at Sr. No. 1 of the consolidated list of default authorized operation as mentioned above.	118.10
3	Water treatment plant, water supply lines (dedicated lines upto source), sewage lines, storms water drains and water channels of appropriate capacity.	The said authorized operation is covered at Sr. No. 2, of the consolidated list of default authorized operations as mentioned above.	597.57
4	Landscaping and Water bodies.	The said authorized operation is covered at Sr. No. 8 of the consolidated list of default authorized operations as mentioned above.	242.61
5	Drip and Micro irrigation systems.	The said authorized operation is covered at Sr. No. 18 of the consolidated list of default authorized operations as mentioned above.	35.93
6	Access control and Monitoring system.	The said authorized operation is covered at Sr. No. 24 of the consolidated list of default authorized operations as mentioned above.	178.50
7	Air Conditioning of Processing Area.	The said authorized operations is covered at Sr. No. 21 of the consolidated list of default authorized operations as mentioned above.	849.00
Total Value			2,644.21 Lakhs.



Agenda Item No.3: Approval for service provider in respect of providing In-Building Solutions (IBS) for Telecommunication Service in SEZ – M/s. Manjri Stud Farm Pvt. Ltd. – SEZ.

After deliberation, the Committee approved the proposal for following service provider in respect of providing In-Building Solutions (IBS) for Telecommunication Service in SEZ in terms of Rule 11(5) of SEZ Rules, 2006;

Sr. No.	Details of Service	Area and location in SEZ	Name of the Service Provider	Remarks
1	In – Building Solution (IBS) for Providing Telecommunication Service.	50 Sq. Ft. each in parking area of Building No. 4 & 5.	Reliance Jio Infocomm Limited, Registered Office:- 9 th Floor, Maker Chambers IV, 222, Nariman Point, Mumbai – 400 021.	All the items/materials viz. Wires, cables, equipment, antennas and other related accessories for providing Telecommunication Service will be on returnable basis by the service provider.

Agenda Item No.4: Approval for setting up of a new unit – M/s. Aspire Systems (India) Pvt. Ltd.

After deliberation, the Committee approved the proposal of M/s. Aspire Systems (India) Pvt. Ltd., for setting up of a new unit at Block 4A, 2nd Floor, M/s. Manjri Stud Farm Pvt. Ltd. – SEZ, Pune – Saswad Road, Phursungi, Pune – 412 for Information Technology And Information Technology Enabled Services envisaging FOB value of Export of Rs. 6397.00/- Lakhs, NFE of Rs. 5282.00/- Lakhs and Employment of 228 Persons during their Five year projection period.

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


**Chairperson-cum-
Development Commissioner.**

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

AGENDA NOTE FOR CONSIDERATION OF UNIT APPROVAL COMMITTEE

a) Proposal: -

Application of M/s. Manjri Stud Farm Pvt. Ltd. – SEZ for approval for leasing of Built up space to the service provider in respect of providing In-Building Solution (IBS) for Telecommunication Service in SEZ.

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

Approval for leasing of Built up space to Service provider, M/s. iBus Network & Infrastructure Pvt. Ltd. for providing Telecommunication Service in The Manjri Stud Farm Pvt Ltd- SEZ .

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

Rule 11(5) of SEZ Rules, 2006.

d) Other Information: -

M/s. Manjri Stud Farm Pvt. Ltd. – SEZ has been granted Formal Approval No. **F.2/9/2005, dated 03.05.2007** for IT/ITES located at S. No. 209, SP Infocity, Pune – Saswad Road, Phursungi, Pune – 412 308.

The developer has requested for approval of the following service provider:-

Sr. No.	Details of service	Area and location in SEZ	Name of the Service Provider	Remarks
1	In-Building Solution for Providing Telecommunication Service	100 Sq.Ft. each in parking area of building No.4 & 5 and space on the terrace for installing of Poles	iBus Network & Infrastructure Pvt. Ltd, No.-129, “Brindavana Buildng”, 10 th Cross, CMH Road, Indra Nagar, 1 st Stage, Banglore- 560 038	All the items/ materials viz. Wires, cables, equipment, antennas, BTS, RRU, Poles and other related accessories for providing Telecommunication service will be on returnable basis by the service provider.

Contd.....2/-

Copy of letter dated **11.04.2017** is enclosed.

Copy of agreement between the developer and iBus network & Infrastructure Pvt. Ltd. is enclosed.

The Developer has stated that the service provider will not avail any excise/customs duty on the said on the said returnable items/equipments.

The proposal of the developer is placed before the Approval Committee for consideration.

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UAC

**THE MANJRI STUD FARM
PRIVATE LIMITED**
IT & ITES SPECIAL ECONOMIC ZONE
(Notification No.-396 Dt. 11/4/2007)

11.04.2017

The Development Commissioner
SEEPZ Special Economic Zone
Ministry of Commerce & Industry
Andheri (East), Mumbai – 96.

Dear Sir,

Sub. : Approval of Service Provider in SEZ.

Ref. : SEZ online application Number 4 2 1 7 0 0 7 5 2 2 6.

With reference to the above, we hereby apply for approval of Service Provider in SE for common service, as per following details:-

Sr. No.	Details of Service	Area and location In SEZ	Name of the Service Provider	Remarks
1	In-building Solution (IBS) for Providing Telecommunication Service	100 SQ.FT. each in parking area of building No. 4 & 5 and space on the terrace for installing of Poles.	iBus Network & Infrastructure (P) Ltd., No-129, "Brindavana Building" 10 th Cross, CMH Road, Indira Nagar, 1 st Stage, Bangalore – 560 038.	All the items / materials viz. Wires, cables, equipment, antennas, BTS, RRU, Poles and other related accessories for providing Telecommunication Service will be on returnable basis by the service provider.

The other details are as under:-

- 1) The service provider will not avail any excise / customs duty benefits on the said returnable items / equipment.**
- 2) The returnable items / equipment shall remain in the Manjri SEZ till the agreement is valid. On expiry/termination of the agreement the said returnable items / equipment shall be returned to the service provider.
- 3) The Manjri SEZ shall provide space as mentioned above.
- 4) The Service providers pay the facility charges as per the agreement to the Manjri SEZ.

Also, enclosed copy of agreement between us and service provider.

You are requested to kindly give the necessary approval at the earliest.

Kindly acknowledge.

Thanking you,

Yours faithfully,
FOR THE MANJRI STUD FARM PVT. LIMITED
(IT & ITES SEZ DEVELOPER)


MANISH S KHERA
AUTHORISED SIGNATORY

Encl : As above

9862
12/04/17

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To,
The Manjri Stud Farm Pvt Ltd IT/ITes SEZ,
Pune-Saswad Road, Phursungi,
Pune 412 308

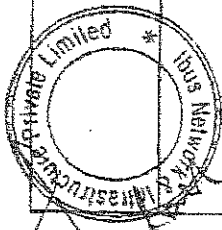
7th April, 2017

Dear Sir,

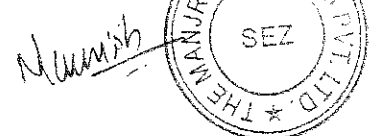
Sub: Letter of Intent ("LOI") to install In-building Solution at SEZ Building 5a, 5b and 5c, SP Infocity, Pune (In Building Solution - Mobile coverage solution).

This is with reference to our discussion regarding permission to us, namely M/s IBUS Network and Infrastructure Pvt Ltd hereinafter referred as "LICENSEE" to install and operate In-building Solution (IBS) / OD cell Site by virtue of applicable registration and Licensed authorization by DOT - Govt. of India to establish a shared Telecom Infra for seamless Voice & Data connectivity for 2G/3G/4G/Small Cell Telecom service providers.

S. No.	PARTICULARS	REQUIREMENTS
1.	Licensor	The Manjri Stud Farm Pvt Ltd IT/ITes SEZ, Pune-Saswad Road, Phursungi, Pune 412 308
2.	Licensee	IBUS Network & Infrastructure Pvt Ltd 129, 10 th Cross, Indiranagar I Stage, Bangalore 560038
3.	Site Name, complete address of the Property and area	SEZ Building 5a, 5b and 5c of SP Infocity ("Building") Pune situated at SP Infocity, Pune -Saswad Road, Phursungi, Pune- 412308 Area approx. 800,000 sq.ft. (Area mentioned is only for the purpose of planning and implementation of the IBS).
4.	Scope of LOI/ Right to negotiate with Telco	The LICENSEE shall supply, install and commission, as per the permission awarded by builder for offering shared IBS services for offering services such as 2G/3G/4G VoLTE through DAS /Small Cells for mobile connectivity to guest/ Occupants inside the SP Infocity, Pune Commercial Properties / OD where ever needed . Subject to the terms and conditions as stipulated in this LOI to install, operate and maintain mobile infrastructure for 2G/3G/4G LTE /small cells. LICENSEE shall hereby have the right to negotiate for utilization of common shared infrastructure at the property with Telecom Operators for the duration of the tenure of agreement as stated in Clause 6 below.



IBus Network & Infrastructure (P) Ltd
No-129, "Brindavana Building" 10th cross, CMH Road, Indira Nagar, 1st stage, Bangalore - 560038
www.ibusnetworks.com,
Email-info@ibusnetworks.com.



5.	Built-up room ("Control Room")	The LICENSOR shall provide the LICENSEE rooms of up to 100 Sq. feet per installation on mutually agreed location/ Locations ("Control Room") in the parking areas ,for installing its Operator's Base Transceiver Station (BTS), Power Access Points / RRU in Block Shafts & approx. 2 to 4 number of 6M or 9M Poles per property for operators Microwave / OD connectivity, where ever technically needed.
6.	Tenure of Agreement	The agreement would be for a period of 5 (Five) years, commencing from the date of completion with a lock in period of 5 years with an Option to renew for further 2 terms of 5 Years
7.	Rentals	Rentals of Rs. 21,300/- per month per operator will be paid from the date of first Operator joining or 3 months from the date of agreement, whichever is earlier.
8.	Invoice	Invoice shall be raised 7 days before the Due Date.
8.	Payment Terms	Rental will be paid on or before 7th of every month..
9.	Requirement to carry-out the Services	a) Licensor to provide with Site design. b) Permission to lay Fiber in common shared ducts or lay it separately and reinstate in as is condition and deploy, Co axial cables / equipment's, antennas (RRU) as per design submitted and approved and other related accessories in order to provide Mobile coverage connectivity to Telco's c) Permission to install a pole's at roof top of the property with Mutual consent within the scope of statutory clearances and law. Hoewever, any costs associated with Installation ,including but not limited to statutory approvals shall be borne by the Licensee. c) Permission to connect equipment with available earthing point of the LICENSOR in the Property or to dig an "earthing pit" in case the same is not available in the Property or unable to connect the available earthing pit at the Property.
10.	Electricity & Fuel charges	Electricity charges will be payable at actuals by Licensee. Licensee shall install dual source electricity meter.
11.	Execution of IBS Agreement	A formal Leave & License Agreement shall be executed within 90 days from the date of signing of the LOI.

A legal Leave & License Agreement specifying all the terms & conditions in relation to the services would be executed by LICENSOR and LICENSEE within 90 (Ninety) days from the date of signing of

the LOI. Such duly executed agreement would supersede this LOI. Till such time this LOI would be effective.

Thanking you,

Yours faithfully,

For Ibus Network & Infrastructure Pvt. Ltd

Authorized Signatory

Name: *SUBASH V.*

Designation: CFO

Date: 10-04-2012



The above have been duly verified and approved.

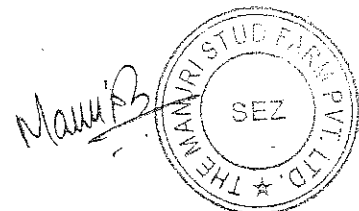
For The Manjri Stud Farm Pvt Ltd

Authorized Signatory

Name:

Designation:

Date:



To,
 The Manjri Stud Farm Pvt Ltd IT/ITes SEZ,
 Pune-Saswad Road, Phursungi,
 Pune 412 308

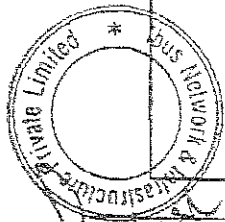
7th April, 2017

Dear Sir,

Sub: Letter of Intent ("LOI") to install In-building Solution at SEZ Building 4a, 4b and 4c, SP Infocity, Pune (In Building Solution - Mobile coverage solution).

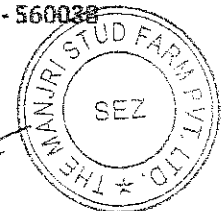
This is with reference to our discussion regarding permission to us, namely M/s IBUS Network and Infrastructure Pvt Ltd hereinafter referred as "LICENSEE" to install and operate In-building Solution (IBS) / OD cell Site by virtue of applicable registration and Licensed authorization by DOT - Govt. of India to establish a shared Telecom Infra for seamless Voice & Data connectivity for 2G/3G/4G/Small Cell Telecom service providers.

S. No.	PARTICULARS	REQUIREMENTS
1.	Licensor	The Manjri Stud Farm Pvt Ltd IT/ITes SEZ, Pune-Saswad Road, Phursungi, Pune 412 308
2.	Licensee	IBUS Network & Infrastructure Pvt Ltd 129, 10 th Cross, Indiranagar I Stage, Bangalore 560038
3.	Site Name, complete address of the Property and area	SEZ Building 4a, 4b and 4c of SP Infocity ("Building") Pune situated at SP Infocity, Pune -Saswad Road, Phursungi, Pune- 412308 Area approx. 568,400 sq.ft. (Area mentioned is only for the purpose of planning and implementation of the IBS).
4.	Scope of LOI/ Right to negotiate with Telco	The LICENSEE shall supply, install and commission, as per the permission awarded by builder for offering shared IBS services for offering services such as 2G/3G/4G VoLTE through DAS /Small Cells for mobile connectivity to guest/ Occupants inside the SP Infocity, Pune Commercial Properties / OD where ever needed . Subject to the terms and conditions as stipulated in this LOI to install, operate and maintain mobile infrastructure for 2G/3G/4G LTE /small cells. LICENSEE shall hereby have the right to negotiate for utilization of common shared infrastructure at the property with Telecom Operators for the duration of the tenure of agreement as stated in Clause 6 below.

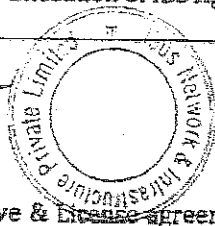


IBus Network & Infrastructure (P) Ltd
 No-129, "Brindavana Building" 10th cross, CMH Road, Indira Nagar, 1st stage, Bangalore - 560038
 www.ibusnetworks.com,
 Email-info@ibusnetworks.com.

Manjri

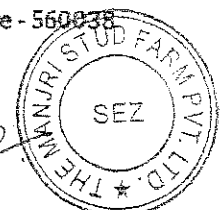


5.	Built-up room ('Control Room')	The LICENSOR shall provide the LICENSEE rooms of up to 100 Sq. feet per installation on mutually agreed location/ Locations ('Control Room') in the parking areas ,for installing its Operator's Base Transceiver Station (BTS), Power Access Points / RRU in Block Shafts & approx..2 to 4 number of 6M or 9M Poles per property for operators Microwave / OD connectivity, where ever technically needed.
6.	Tenure of Agreement	The agreement would be for a period of 5 (Five) years, commencing from the date of completion with a lock in period of 5 years with an Option to renew for further 2 terms of 5 Years
7.	Rentals	Rentals of <u>Rs. 15,200/-</u> per month per operator will be paid from the date of first Operator joining or 3 months from the date of agreement, whichever is earlier.
8.	Invoice	Invoice shall be raised 7 days before the Due Date.
8.	Payment Terms	Rental will be paid on or before 7th of every month..
9.	Requirement to carry-out the Services	<ul style="list-style-type: none"> a) Licensor to provide with Site design. b) Permission to lay Fiber in common shared ducts or lay it separately and reinstate in as is condition and deploy, Co axial cables / equipment's, antennas (RRU) as per design submitted and approved and other related accessories in order to provide Mobile coverage connectivity to Telco's c) Permission to install a pole's at roof top of the property with Mutual consent within the scope of statutory clearances and law. However, any costs associated with installation ,including but not limited to statutory approvals shall be borne by the Licensee. c) Permission to connect equipment with available earthing point of the LICENSOR in the Property or to dig an "earthing pit" in case the same is not available in the Property or unable to connect the available earthing pit at the Property.
10.	Electricity & Fuel charges	Electricity charges will be payable at actuals by Licensee. Licensee shall install dual source electricity meter.
11.	Execution of IBS Agreement	A formal Leave & License Agreement shall be executed within 90 days from the date of signing of the LOI.

Jube


A legal Leave & License agreement specifying all the terms & conditions in relation to the services would be executed by LICENSOR and LICENSEE within 90 (Ninety) days from the date of signing of

Mamun B



the LOI. Such duly executed agreement would supersede this LOI. Till such time this LOI would be effective.

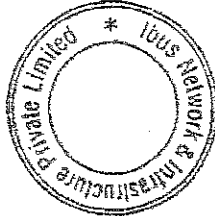
Thanking you,

Yours faithfully,

For Ibus Network & Infrastructure Pvt Ltd



Authorized Signatory
Name: SUSHANT K.



Designation: CEO

Date: 10-04-2017

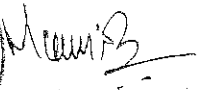
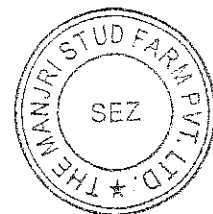
The above have been duly verified and approved.

For The Manjri Stud Farm Pvt Ltd

Authorized Signatory
Name:

Designation:

Date:



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SEZOnline-System Generated Application to lease out space for in processing area for common services

Request ID: 421700075226

Submission Date : 11-Apr-2017

LEASE OUT SPACE FOR IN PROCESSING AREA FOR COMMON SERVICES

DC Name:	DC SEEPZ SEZ Mumbai		
SEZ Name:	The Manjri Stud Farm Pvt Ltd		
Entity Name:	THE MANJRI STUD FARM PVT. LIMITED		
Entity Address:	S. NO. 209, SP INFOCITY,PUNE SASWAD ROAD, PHURSUNGI,PUNE, Maharashtra,India.412308		
LOA Issued for:	Developer	LOA No.:	F.2/91/2005-EPZ
LOA Issue Date:	06-Nov-2006	LOA Expiry Date:	05-Nov-2021
Type of SEZ:	IT-ITES-SEZ	SEZ Sector :	IT-ITES-SEZ

Details of lease out space for in processing area for common services :

Area and location in SEZ - 100 Sq. Ft. each in parking area of building No. 4 & 5 and space on the terrace for installing of pole.All the items , materials viz. Wires, Cables, equipments, antennas, BTS,RRU,Poles and other related accessories for providing Telecommunication service will be on returnable basis by the service provider.All Details are as per attached file.

Request reason and description :

Name of Service Provider- i Bus Network & Infrastructure.Pvt.Ltd. No. 129.Brindavana Building,10th Floor, Cross,CMH Road, Indra Nagar, 1st Stage, Bangalore- 560 038
i Bus Network & Infrastructure Pvt.Ltd will provide Services such as 2G .3G .4G . VoLTE through DAS,small cells for mobile connectivity to guest . Occupants inside the SP Infocity,Pune Commercial Properties . OD where ever needed. All details are as per attached file.