

SEEPZ SPECIAL ECONOMIC ZONE

ANDHERI (EAST), MUMBAI.

AGENDA FOR

**MEETING OF THE APPROVAL COMMITTEE FOR
SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR
IT/ITES AT PUNE OF M/S. EON - KHARADI
Infrastructure Pvt. Ltd (Phase - II)**

**VENUE : Conference Hall, BFC Building, 2nd Floor, Behind the
Office of Development Commissioner, SEEPZ-SEZ,
Andheri (East), Mumbai- 400096.**

DATE : 27.09.2018.

TIME : 2.30 P.M.

MEETING OF THE APPROVAL COMMITTEE FOR SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ITES AT PUNE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER, SEEPZ-SEZ ON 27.09.2018.

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Agenda Item No.	Subject
Agenda Item No. 01 :-	Confirmation of the Minutes of the meeting held on 21.08.2018
Agenda Item No. 02 :-	Application for Approval of setting up of Crèche facility of M/s. Storybook Ventures Pvt. Ltd.

Minutes of the 8th Meeting of the Approval Committee held under the Chairmanship of Development Commissioner SEEPZ - SEZ for sector Specific Special Economic Zone for IT/ITES of M/s. Eon Kharadi Infrastructure Pvt. Ltd. - SEZ, located at Kharadi Knowledge Park, Pune - held on 21.08.2018 at Wipro Ltd. - SEZ, Phase -I, Hinjewadi, Pune.

1. Name of the SEZ : M/s. Eon Kharadi Infrastructure Pvt. Ltd. SEZ(Zone- II)
2. Sector : IT/ITES
3. Meeting No. : 8th
4. Date : 21 August 2018.

Member Present

1. ShriPravin Chandra JDC : Pune Cluster SEZ, Pune
2. Dr. Arvind S Dhapate : Nominee of MPCB, Pune
3. Shri B. P. Nawale ,Supdt. : Nominee of GST
4. Smt. Ranjana V. Pol Industry officer : Nominee of O/O JDI, Pune.

Special Invitees:-

5. Shri. B.S. Chauhan, Specified Officer.

Agenda No. 1:- Confirmation of Minutes of the meeting held on 17.05.2018

The Minutes of the 7th Meeting held on 17.05.2018 were confirmed.

Agenda item No. 02:- Application For Setting up of a new Unit of M/s. Isobar Commerce Pvt. Ltd.

M/s. Isobar Commerce India Pvt. Ltd. has applied for setting up a new unit in M/s. Isobar Commerce India Pvt. Ltd. (Unit-I)

After deliberation, the committee approved the Proposal of M/s. Isobar Commerce India Pvt. Ltd. for setting up of a new unit, admeasuring area 1272.77 sqmt. (built up area) located at 1st floor in Tower B, Eon Free Zone - II, Eon Kharadi Infrastructure Pvt. Ltd. SEZ, S. No. 72/2/1, Kharadi, Pune - 411014, for Information Technology such as Application Development (CPC 842), Computer Software Services (CPC 84210), Research and Development Services (CPC 851), Information Technology Enabled Services such as Engineering and Design (CPC 8672) Data Processing Services (CPC 843), Content Development Service (CPC 864) and other Business Service (CPC 8790) envisaging FOB value OF Export of Rs.14869.25/- Lakhs, NFE of Rs.14588.80/- Lakhs and employment of 120 employees during the 5 year projection period.

Agenda item No. 03:- Application For Setting up of a new Unit of M/s. Isobar Commerce Pvt. Ltd.

M/s. Isobar Commerce India Pvt. Ltd. has applied for setting up a new unit in M/s. Isobar Commerce India Pvt. Ltd. (Unit-II)

After deliberation, the committee approved the Proposal of M/s. Isobar Commerce India Pvt. Ltd. for setting up of a new unit, admeasuring area 1450.68 sq m. (built up area) located at 1st floor in Tower B, Eon Free Zone - II, Eon Kharadi Infrastructure Pvt. Ltd. SEZ, S. No. 72/2/1, Kharadi, Pune - 411014, for Information Technology such as Application Development (CPC 842), Computer Software Services (CPC 84210), Research and Development Services (CPC 851), Information Technology Enabled Services such as Engineering and Design (CPC 8672) Data Processing Services (CPC 843), Content Development Service (CPC 864) and other Business Service (CPC 8790), envisaging FOB value OF Export of Rs.19665.66/-/- Lakhs, NFE of Rs.19229.34/-Lakhs and employment of 271 employees during the 5-year projection period.

Meeting ended with a vote of thanks to the Chair.

**Chairperson - cum -
Development Commissioner**

**GOVT. OF INDIA,
OFFICE OF THE ZONAL DEVELOPMENT COMMISSIONER,
SEEPZ-SEZ (PUNE CLUSTER),
ANDHERI (EAST), MUMBAI *******

AGENDA NOTE FOR CONSIDERATION OF THE UNIT APPROVAL COMMITTEE

a) Proposal:-

Application for Approval of setting up of Crèche facility of M/s. Storybook Ventures Pvt. Ltd. Area 480.29 Sq. ft. at M/s. EON Kharadi Infrastructure Pvt. Ltd. - SEZ (Developer) (EON Free Zone, Phase -II) in Kharadi, Pune - 411014.

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

Approval of setting up of Crèche facility of M/s. Storybook Ventures Pvt. Ltd. at M/s. EON Kharadi Infrastructure Pvt. Ltd. - SEZ (Developer) (EON Free Zone, Phase -II).

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

Rule 11 (5) of SEZ Rule, 2006.

d) Other Information: -

M/s. EON Kharadi Infrastructure Pvt. Ltd. - SEZ has been granted Formal Approval No. F.1/26/2016-SEZ, dated **22.02.2017** as Developer in Sector Specific Special Economic Zone for Information Technology/Information Technology Enable Service Sector at S. No. 72, Kharadi Knowledge Park Pune - 411014.

The developer has requested for permission for setting up Crèche facility of M/s. Storybook Ventures Pvt. Ltd. at the First Floor Tower A, M/s. EON Kharadi Infrastructure Pvt. Ltd. - SEZ (Developer) (EON Free Zone Phase - II), located at S. No. 72/2/1, Kharadi, Pune - 411014. for use of their units and Developers employees.

The developer has enclosed a copy of Letter of Intent with Storybook Ventures Pvt. Ltd. dated 20/07/2018.

As per provision to Rule 11(5) of SEZ Rules, "The developer may, with the prior approval of the Approval Committee, grant on lease land on build up space, for creating facilities such as Canteen, Public Telephone Booths, first aid Centers, Crèche and such other facilities as maybe required for the exclusive use of the unit".

Contd.....2/-

e) ADC Recommendation:-

Proposal is in order as per SEZ Rule 11(5) recommended to UAC.



EON KHARADI
INFRASTRUCTURE PVT. LTD.

Satish
Lok

August 13, 2018

Office of Joint Development Commissioner
Pune Cluster, Wipro SEZ, Rajiv Gandhi Info Tech Park,
Phase II, Hinjewadi,
Pune - 411057

Subject: Request for setting up Crèche facility at Eon Free Zone - Phase II

Dear Sir,

We seek your approval setting up Crèche facility at our Eon SEZ - Phase II site as few of our upcoming clients have asked for the same. The Crèche will be having approximately measuring 480.30 Sq. Mtrs. (5170 Sq. Ft.) on the First Floor, Tower A.

The company STORYBOOK VENTURE for whom we are seeking approval; are already present in EON Kharadi phase I; just FYI.

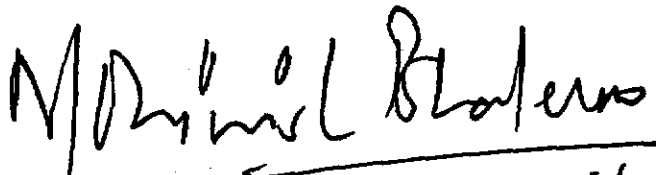
Attached please find-

- a) Letter of Intent
- b) Agreement Copy
- c) Lay out.

Awaiting your kind approval.

Thanking you,

With warm regards,


Mohinish Bhalerao

Office of the joint Development Commissioner Pune SEZ Cluster
13 AUG 2018
210
Inward Sr.No.....



EON KHARADI
INFRASTRUCTURE PVT. LTD.

TO WHOMSOEVER IT MAY CONCERN

Date: - 13th August 2018

Sub: CONFIRMATION FOR SPACE AVAILABILITY


CUSTOMER	STORYBOOK VENTURES PRIVATE LTD
SPACE REQUIRED	Admeasuring approximately 480.29 Sq. Mts. (5170 Sq. Ft. approx.) on 1 st Floor, Tower A at Eon Free Zone II, (Special Economic Zone notified by SO 1036(A) dated March 31, 2017) located at S. No. 72, MIDC Kharadi Knowledge Park, Pune - 411 014
PURPOSE	Creche Facility
AVAILABILITY STATUS	Available

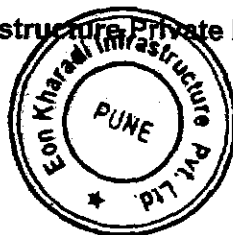
With reference to the request from M/s. **STORYBOOK VENTURES PRIVATE LTD.** for their proposed requirement at Eon Free Zone, we confirm that the required space as mentioned above is available with us.

The above area can be provided on lease for setting up crèche facility subject to the approval of the Development Commissioner and developer can enter into an agreement and give possession of the space in the SEZ to the entrepreneur ('unit') only after the unit has obtained a Letter of Approval by the Development Commissioner.

Yours Sincerely

For **EON Kharadi Infrastructure Private Limited**


Authorized Signatory





STORYBOOK VENTURES

Date: 20th July 2018

To,
EON Kharadi Infrastructure Pvt. Ltd.
Tech Park One, Tower E,
4th Floor, Next to Don Bosco School,
Off Airport Road, Yerwada,
Pune – 411006.

LETTER OF INTENT

Ref.: Premises at EON Free Zone – Phase II admeasuring approximately 480.30 Sq Mts (5170 Sq. Ft. approx.) chargeable area on the First Floor, Tower A, Eon Free Zone – Phase II, located at S. No. 72/2/1, Kharadi, Pune 411014.



Storybook Ventures Pvt. Ltd.
24 Krishna Kunj, 212 Walkeshwar Road, Mumbai 400 006

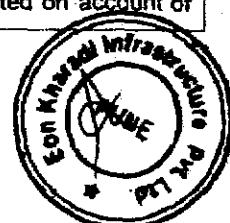
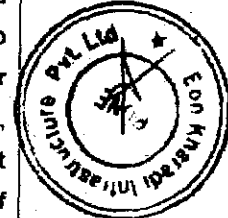
1.	Licensee	Storybook Ventures Private Ltd.,
2.	Licensor	EON Kharadi Infrastructure Pvt. Ltd.,
3.	Premises	Unit admeasuring approximately 480.30 Sq. Mts. (5170 Sq. Ft. approx.) of chargeable area on First Floor, Tower A, Eon Free Zone – Phase II, located at S. No. 72/2/1, Kharadi, Pune 411014. The efficiency of the building, being the ratio of the carpet area to the chargeable area, in any event shall not be calculated at less than 75 % carpet: chargeable.
4.	Type of documentation	Leave and License agreement to be executed within 60 days of execution of this LOI.
5.	Handover Date License Fee Free Period License Rent Fee Commencement Date.	Upon receipt of the SEZ approval 05 Months from receipt of SEZ approval. Upon expiry of 05 months of SEZ approval <i>License fee free Period</i> .
6.	Term & Lock-in Period	5 years The entire term shall be lock-in period.
7.	License Fee for Premises	Minimum Guaranteed monthly license fees of Rs. 20.00/- (Rupees Twenty only) per sq. ft. of the premises per month i.e., Rs. 1,03,400.00/- (Rupees One Lac Three Thousand Four Hundred Only) OR 12% revenue on monthly sales made whichever is higher. Inclusions: 100% generator back-up The License Fee shall be paid in advance on the chargeable area on or before the 10 th of each calendar month for which it is due.



Storybook Ventures Pvt. Ltd.
24 Krishna Kunj, 212 Walkeshwar Road, Mumbai 400 006



8	Common Area Maintenance Charges	Common Area Maintenance charges for the same shall be Re. 1.00 per sq. ft per month on the chargeable area, i.e Rs. 5170.00 (Rupees Five Thousand One Hundred Seventy Only) throughout the term of the agreement.
9	Taxes/ Levies	<p>All the existing and future charges, rates, taxes, cesses, assessments and outgoings in respect to the Premises and the land on which it stands including land tax, building tax, house tax, property tax, etc as applicable, shall be solely borne and paid by the Licensor.</p> <p>The Licensee shall bear any tax (such as goods and service tax, and/or taxes of a similar nature levied on the provision of services paid for by the Licensee under the Agreement) on the License fees and/or security deposit and/or maintenance and/or utility charges and/or any other such outgoings paid by the Licensee to the Licensor, if such tax is statutorily levied during the License term.</p>
10	Security Deposit	<p>The Licensee shall pay an interest free security deposit of Rs. 1,00,000 (Rupees One Lac only) to the Licensor as under:</p> <p>(i) The Licensee shall pay a sum of Rs. 50,000 (Rupees ^{FIFTY} Twenty Five Thousand Only) to the Licensor upon execution of this LOI</p> <p>(ii) The balance Rs. 50,000 (Rupees ^{FIFTY} Twenty Five Thousand only) shall be paid by the Licensee on the handover of premise</p>
11	Escalation	The License Fee for the Premises shall escalate by 15% at the end of first 03 years of license paid.
12	Parking	02 car parks and 04 Scooter parks, free of cost will be allocated to Licensee during the Term of this agreement.
13	Termination Notice	The entire term from the License commencement date shall be a firm lock-in period and the Licensee shall not have an option to terminate, other than due to any uncured breach by the Licensor or as per the force majeure clause, in clause No. 23 below. However, should the Licensee terminate the Leave and License Agreement or the Leave and License Agreement is terminated on account of



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		breach on part of the Licensee prior to the expiry of the lock-in period, Licensee shall pay to the Licensor the license fee for the unexpired lock-in period as liquidated damages.
14	Power & Power Back-up and Water charges	<p>Connected electrical load of 1.25 KVA per 100 sq.ft. of carpet area & 100% power back up to the same shall be provided to the Licensee. The Licensor shall install a separate sub-meter at the Premises.</p> <p>Power charges: At prevailing MSEDCL rates. The Licensee shall bear the proportionate internal transmission & distribution losses as per EON's Utility Management Report (UMR).</p> <p>Power back up charges: At actual based on consumption.</p> <p>The Licensee shall be required to bear any statutory power deposits payable to the MSEDCL, as applicable.</p> <p>Water charges: At actual based on consumption</p>
15	Use of the Premises	The Licensee shall use the Premises only for day care centre/crèche, nursery/ early education and for no other purpose.
16	Signage	At designated locations as per the Lessor's signage consultant's design.
17	Fiber Connectivity	Licensor will provide right of way to all the service providers at the Premises for their connectivity.
18	Legal Charges	Legal charges with respect to execution of this LOI and the Leave and License agreement to be borne by each party respectively.
19	Stamp duty & Registration Charges	The cost, if any, of registration and stamp duty and all incidental expenses shall be borne by the Licensee.
20	Jurisdiction	Pune courts only





STORYBOOK VENTURES

Please confirm your acceptance to the above terms and conditions by signing the duplicate copy of this Letter of Intent.

Thanking you,

For Storybook Ventures Private Ltd

(_____)

Agreed & Accepted

For EON KHARADI INFRASTRUCTURE PVT. LTD.

(Authorized Signatory)



ANNEXURE A: SCOPE OF MAINTENANCE SERVICES

Activities that would be undertaken by Facility Management Company under its scope of common area maintenance:

- Cleanliness within the common areas of the facility including pest control services of common areas
- Housekeeping within the common areas / common toilets
- Security of the common areas of the facility
- Perimeter security
- Exterior façade cleaning & maintenance
- Maintenance of Landscaped areas
- Maintenance of Parking Area
- Operation & Maintenance of Toilet Exhaust System
- Operation & Maintenance of Pressurization Systems
- Operation & Maintenance of Building Management Systems for common area services such as water management, basement ventilation, fire systems, electrical systems, CCTV monitoring
- Light fixtures in common areas of the facility
- Operation & Maintenance of Elevators
- Operation & Maintenance of Diesel Generator Sets
- Operation & Maintenance of Transformers
- Operation & Maintenance of the common area Plumbing & Sanitary System including but not limited to common area tanks, water softening plant, sewage treatment plant and organic waste converter
- Operation & Maintenance of common area Fire Alarm & Suppression system and organization of periodic evacuation drills
- Co-ordination and supervision of Annual Maintenance Contracts for common area equipment's
- Maintenance of common Signage System
- Garbage Disposal Service



